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NEIGHBORHOOD ANALYSIS

WILSON, NORTH CAROLINA
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**NEIGHBORHOOD ANALYSIS
WILSON, NORTH CAROLINA
1962 D.C.P.**

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PREPARED FOR

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FOREWORD

THIS IS THE FIFTH OF A SERIES OF PLANNING STUDIES BEING UNDERTAKEN BY THE WILSON PLANNING BOARD AS PART OF THE WILSON COMPREHENSIVE PLANNING PROGRAM. THE FOUR STUDIES THUS FAR COMPLETED WERE CONCERNED WITH AN ANALYSIS OF TRENDS IN POPULATION AND ECONOMIC GROWTH; AN ANALYSIS OF EXISTING LAND USE WITHIN THE TOWNSHIP; THE FORMULATION OF A FUTURE LAND DEVELOPMENT PLAN; AND THE PREPARATION AND ADOPTION OF A NEW ZONING ORDINANCE.

SCHEDULED FOR THE FUTURE ARE STUDIES OF THE DOWNTOWN BUSINESS DISTRICT; THE DEVELOPMENT OF A PLAN FOR COMMUNITY FACILITIES; AND AN ANALYSIS OF THE FINANCIAL ABILITY OF THE CITY TO PROVIDE NECESSARY MUNICIPAL SERVICES IN FUTURE YEARS.

INTRODUCTION

WITHIN THE FRAMEWORK OF WILSON'S COMPREHENSIVE PLAN, THIS REPORT REPRESENTS A GENERAL STUDY OF THE EXTENT TO WHICH BLIGHT AND BLIGHT-INDUCING FACTORS ARE PRESENT WITHIN THE CITY. ITS PRIMARY PURPOSE IS TO ANALYZE THESE ELEMENTS ON A NEIGHBORHOOD BY NEIGHBORHOOD BASIS AND TO SUGGEST ACTIONS AND POLICIES WHICH COULD AFFECT THE PRESERVATION OF UNBLIGHTED AREAS, THE REHABILITATION OF SALVABLE AREAS, AND THE REDEVELOPMENT OF NON-SALVABLE AREAS.

THIS REPORT CONSISTS OF TWO PRINCIPAL CHAPTERS. THE FIRST, "CONSIDERATIONS FOR THE FUTURE," INCLUDES SUBSECTIONS ON GROWTH TRENDS WITHIN THE COMMUNITY, THE ADEQUACY OF EXISTING COMMUNITY FACILITIES AND LIKELY FUTURE NEEDS FOR THESE FACILITIES, THE NATURE AND CAUSES OF BLIGHT AND A CONCLUDING SUBSECTION ENTITLED "STEPS TOWARD COMMUNITY IMPROVEMENT" WHICH DISCUSSES THE NATURE OF URBAN REDEVELOPMENT AND THREE POSSIBLE APPROACHES TO ELIMINATING BLIGHT FROM THE COMMUNITY. THE SECOND CHAPTER, ENTITLED "SUMMARY OF FINDINGS," INCLUDES TWO SUBSECTIONS ENTITLED "COMMUNITY ANALYSIS" AND "NEIGHBORHOOD ANALYSIS." THE FORMER SUMMARIZES THE RESULTS OF THIS STUDY ON A COMMUNITY-WIDE BASIS, AND THE LATTER PRESENTS A NEIGHBORHOOD BY NEIGHBORHOOD SUMMARY.

PLANNING AREA AND NEIGHBORHOOD DELINEATION

THE PLANNING AREA FOR THIS ANALYSIS INCLUDES ALL OF THE CITY OF WILSON. DURING THE PREPARATION OF THE FUTURE LAND USE PLAN,¹ THE CITY WAS SUBDIVIDED INTO 21 PLANNING DISTRICTS (NEIGHBORHOODS), AND THE BOUNDARIES OF THESE DISTRICTS ARE SHOWN ON FIGURE 1. ALTHOUGH THESE DISTRICTS ARE NOT TRUE NEIGHBORHOODS IN THE STRICT SENSE OF THE WORD, EVERY EFFORT WAS MADE TO ACHIEVE

1. PRELIMINARY LAND DEVELOPMENT PLAN, WILSON, NORTH CAROLINA, OCTOBER, 1960.

REASONABLY HOMOGENOUS AREAS WITH COMMON CHARACTERISTICS OR PROBLEMS WHICH
LEND THEMSELVES TO ANALYSIS AND SOLUTION ON AN AREAL BASIS.

WILSON, N.C.

PLANNING DISTRICTS



FIGURE 1

CHAPTER I
CONSIDERATIONS FOR THE FUTURE

GROWTH TRENDS

DURING THE TEN-YEAR PERIOD FROM 1950 TO 1960, THE POPULATION OF THE CITY INCREASED BY 25 PERCENT FROM 23,010 TO 28,758. FOR THE SAME PERIOD, THE COUNTY POPULATION INCREASED BY 5 PERCENT FROM 54,506 TO 57,716 AND WILSON TOWNSHIP POPULATION INCREASED BY 23 PERCENT FROM 27,473 TO 33,768.

PERCENTAGE WISE, THE CITY INCREASE APPROXIMATES THE GROWTH TREND SINCE 1900. HOWEVER, THE COUNTY INCREASE OF 5 PERCENT REPRESENTS THE SMALLEST PERCENTAGE INCREASE FOR ANY TEN-YEAR PERIOD SINCE 1900. THE IMPORTANCE OF THE CITY TO THE COUNTY POPULATION WISE IS ILLUSTRATED BY THE FACT THAT EVERY TOWNSHIP IN WILSON COUNTY EXCEPT WILSON TOWNSHIP LOST POPULATION DURING THE 1950-1960 PERIOD.

BY 1980, IT IS ESTIMATED THAT THE CITY POPULATION WILL BE 42,360,² AN INCREASE OF APPROXIMATELY 15,000 DURING THE 1960-1980 PERIOD. ESTIMATES IN THE FUTURE LAND USE PLAN INDICATE THAT APPROXIMATELY 4,310 NEW DWELLING UNITS WILL BE NEEDED TO HOUSE THIS POPULATION INCREASE. IN ADDITION, IT IS ESTIMATED THAT APPROXIMATELY 1,080 NEW UNITS WILL BE NEEDED TO REPLACE LOSSES IN THE CURRENT HOUSING SUPPLY.

THE PATTERN OF RESIDENTIAL GROWTH DURING THE PAST TEN YEARS IS SHOWN ON FIGURE 2 AND IN THE APPENDIX, TABLE 1. APPROXIMATELY 45 PERCENT OF NEW RESIDENTIAL CONSTRUCTION DURING THE TEN-YEAR PERIOD, JULY 1, 1951 TO JULY 1, 1961, OCCURRED IN THE AREA BOUNDED GENERALLY BY HOMINY SWAMP CANAL, ATLANTIC COAST LINE RAILROAD, THE CITY LIMITS AND THE NORFOLK AND SOUTHERN RAILROAD (SEE

2. EXCLUDING INSTITUTIONAL POPULATION AT ATLANTIC CHRISTIAN COLLEGE AND THE EASTERN NORTH CAROLINA SANATORIUM.

**JULY 1 1951 TO
JULY 1 1961**

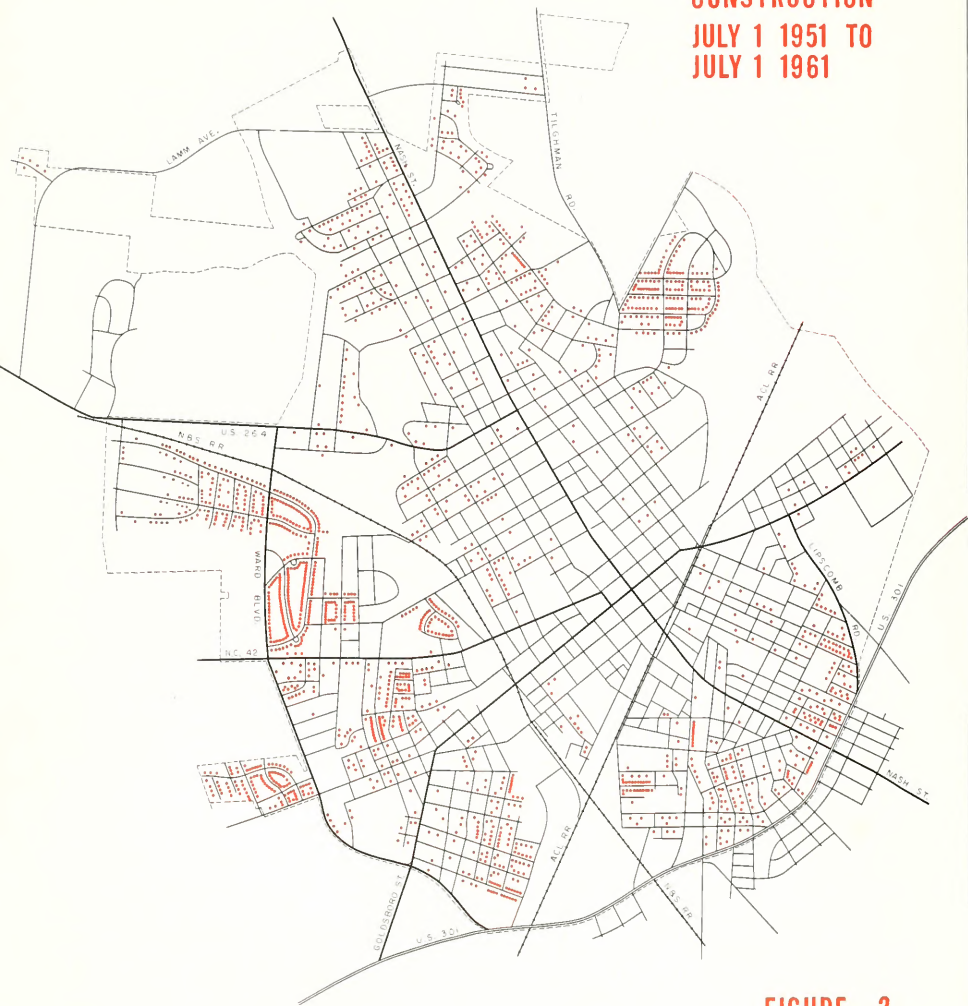


FIGURE 2

PLANNING DISTRICTS 5, 6, 8 AND 21 IN THE APPENDIX, TABLE 1). ELSEWHERE RESIDENTIAL GROWTH HAS BEEN FAIRLY WELL SPREAD ABOUT THE CITY WITH CONCENTRATIONS OCCURRING IN THE CAVALIER TERRACE, BRENTWOOD, MONTCLAIR, AND BLAKE-FIKE SUBDIVISIONS AND IN PLANNING DISTRICTS 10 AND 11.

ROUGHLY 20 PERCENT OF THE NEW RESIDENTIAL CONSTRUCTION FOR THE TEN-YEAR PERIOD HAS BEEN FOR NON-WHITE OCCUPANTS. PRACTICALLY ALL OF THIS CONSTRUCTION HAS OCCURRED EAST OF THE ATLANTIC COAST LINE RAILROAD.

DUE TO THE WATER AND SEWER EXTENSION POLICY OF THE CITY, RESIDENTIAL CONSTRUCTION OUTSIDE OF THE CITY LIMITS HAS BEEN NEGLIGIBLE; HOWEVER, THE JENNINGS ACRES AND NEWTON PARK SUBDIVISIONS ARE EXCEPTIONS TO THIS. THE LACK OF URBAN SPRAWL AROUND THE CITY SPEAKS WELL FOR DEVELOPERS AND CITY OFFICIALS.

THE TREND FOR THE GREAT MAJORITY OF RESIDENTIAL GROWTH TO OCCUR ON THE WESTERN SIDE OF THE CITY SHOULD CONTINUE INDEFINITELY. IT IS ESTIMATED THAT SLIGHTLY MORE THAN 60 PERCENT OF THE NEW RESIDENTIAL CONSTRUCTION DURING THE NEXT TWENTY YEARS WILL OCCUR IN THE AREA BETWEEN DOWNING STREET AND WEST NASH STREET.

MAJOR FACTORS FAVORING THE WEST AS AN AREA OF NEW GROWTH INCLUDE: 1) THE AVAILABILITY OF DEVELOPABLE LAND AT A VARIETY OF PRICES; 2) THE RELATIVE EASE OF EXTENDING PUBLIC UTILITIES SUCH AS SEWER AND WATER LINES INTO THE AREA; 3) THE PRESENCE OF TOISNOT SWAMP ON THE NORTH, THE PROFUSION OF SLUMS ON THE EAST AND THE INDUSTRIAL AREA ON THE SOUTH WILL SERVE AS BARRIERS TO RESIDENTIAL GROWTH IN THOSE AREAS; 4) SOMEWHAT BETTER ACCESS TO DOWNTOWN WILSON AND MAJOR EMPLOYMENT CENTERS.

ELSEWHERE A SUBSTANTIAL AMOUNT OF NEW GROWTH CAN BE ANTICIPATED IN THE AREA BETWEEN WEST NASH STREET AND CORBETT AVENUE AND IN THE MONTCLAIR SUBDIVISION WHICH HAS ABOUT 75 VACANT LOTS LEFT. EXCEPT FOR THE FILLING IN OF AN OCCASIONAL VACANT LOT AND THE DEVELOPMENT OF THE REMAINDER OF THE BLAKE-FIKE SUBDIVISION, LITTLE NEW CONSTRUCTION FOR NEGRO POPULATION GROWTH IS LIKELY TO OCCUR IN THE

AREA BETWEEN THE ATLANTIC COAST LINE RAILROAD AND U. S. 301. ANY SUBSTANTIAL DEVELOPMENT IN THIS AREA, OUTSIDE OF BLAKE-FIKE, WILL PROBABLY BE ASSOCIATED WITH REPLACEMENT HOUSING FOR FAMILIES DISPLACED BY URBAN RENEWAL ACTIVITIES.

THE AREA EAST OF U. S. 301, BETWEEN LIBSCOMB ROAD AND U. S. 264, IS PRIME RESIDENTIAL LAND FOR NEGRO DEVELOPMENT. THE NEW ELEMENTARY SCHOOL NOW BEING BUILT IN THIS AREA SHOULD HELP TO ATTRACT NEW DEVELOPMENT, AS WILL THE ADDITION OF WATER AND SEWERAGE UTILITIES WHICH WILL BE AVAILABLE UPON ANNEXATION. EVERY EFFORT SHOULD BE MADE TO PROTECT DEVELOPMENT IN THIS AREA FROM THE PROFUSION OF SLUMS LOCATED ALONG U. S. 301.

COMMUNITY FACILITIES

SEWER AND WATER SERVICE - THE CITY HAS TWO SEWAGE TREATMENT PLANTS WITH AN EXISTING CAPACITY OF 6.0 MGD. IN ADDITION, PLANT NO. 2, BUILT IN 1959, IS DESIGNED TO PROVIDE FOR THREE ADDITIONAL EXPANSIONS AT 3.5 MGD EACH.

EXCEPT FOR SEVERAL RECENTLY INCORPORATED AREAS, THE ENTIRE CITY IS PROVIDED WITH SANITARY SEWER SERVICE. THE CONSTRUCTION OF A 24-INCH OUTFALL LINE ALONG TOISNOT SWAMP MAKES SERVICE AVAILABLE TO NEW DEVELOPMENT ON THE NORTH SIDE OF THE CITY. PROVISION OF SERVICE TO NEW GROWTH ON THE WEST WILL, IN SOME CASES, REQUIRE LIFT STATIONS; HOWEVER, THE OVERALL CHARACTERISTICS OF THE WESTERN SIDE OF THE COMMUNITY SHOULD OVERCOME THIS HANDICAP.

PUBLIC WATER SERVICE IS PROVIDED THROUGHOUT THE CITY, AND EXPANSION OF WATER SERVICE TO NEWLY DEVELOPING AREAS PRESENTS LITTLE DIFFICULTY. CONTRACTS FOR THE CONSTRUCTION OF A NEW FILTER PLAN AT WIGGIN'S MILL WERE LET THIS YEAR. THIS PLANT, TO BE CONSTRUCTED IN 1962, WILL BE DESIGNED FOR A PRESENT CAPACITY OF 4.0 MGD AND WITH AN ULTIMATE CAPACITY OF 6.0 MGD. THE EXISTING PLANT, LOCATED AT THE POWER PLANT, HAS A CAPACITY OF 6.0 MGD AND LAST YEAR, TREATED 4.25 MGD ON AN AVERAGE AUGUST DAY.

SCHDDLS - THE WILSON CITY SCHDDL DISTRICT COINCIDES WITH WILSDN TOWNSHIP. THERE ARE 11 SCHDDLS WITHIN THE SCHOOL DISTRICT, FOUR WHITE ELEMENTARY, THREE NEGRO ELEMENTARY, ONE WHITE JUNIOR HIGH, ONE WHITE SENIOR HIGH AND ONE COMBINED NEGRO JUNIOR AND SENIOR HIGH. WHITE SCHDDLS ARE ORGANIZED ON A 6-3-3 BASIS AND NEGRO SCHDDLS ON A 6-6 BASIS.

THE QUALITY OF THE SCHDDLS IN THE SCHDDL DISTRICT IS GENERALLY GOOD. HOWEVER, THE LIMITED SIZE OF SEVERAL SCHDDL SITES, THE LARGE NUMBER OF STUDENTS PER CLASSROOM IN CERTAIN SCHDDLS, AND THE AGE OF ALL WHITE ELEMENTARY SCHDDLS ARE CONSIDERED TO BE MAJOR HANDICAPS. IN 1960, ONLY FIVE HIGH SCHDDL MET GENERAL STANDARDS FOR SCHOOL SITE SIZES AS RECOMMENDED BY THE NORTH CAROLINA DEPARTMENT OF PUBLIC INSTRUCTION, DIVISION OF ADVANCE PLANNING. NEGRO SCHDDLS ARE ESPECIALLY OVERCROWDED IN TERMS OF SITE SIZE AND STUDENTS PER CLASSROOM. THIS IS ILLUSTRATED BY THE FACT THAT NEGRO ELEMENTARY SCHOOLS HAD AN AVERAGE OF 40 STUDENTS PER CLASSROOM IN JANUARY, 1960. THREE OF THE FOUR SCHDDL BUILDINGS FOR WHITE ELEMENTARY STUDENTS ARE EXTREMELY OLD HAVING BEEN BUILT IN 1904, 1905, AND 1914. THE FOURTH SCHDDL WAS ORIGINALLY CONSTRUCTED IN 1922 AND WAS ADDED TO IN 1953. WITH THE EXCEPTION OF THE HEARNE SCHDDL BUILDING, WHICH IS IN BAD CONDITION, THE OLDER BUILDINGS APPEAR TO BE SOUND AND SHOULD LEND THEMSELVES WELL TO NECESSARY RENOVATIONS AND REARRANGEMENT FOR FUTURE USE.

CONSIDERABLE THOUGHT HAS BEEN GIVEN TO CONSTRUCTING A NEW WHITE JUNIOR HIGH SCHDDL BUILDING ON THE 40-ACRE TRACT OF LAND ON NC 42. IF THIS SHOULD BE DONE, CODD JUNIOR HIGH SCHDDL COULD BE CONVERTED TO AN ELEMENTARY SCHDDL AND THEREBY RELIEVE SOME OF THE PRESSURE ON THE WOODARD AND HEARNE SCHDDLS.

A NEW 16-ROOM NEGRO ELEMENTARY SCHDDL IS PRESENTLY BEING CONSTRUCTED ALONG THE GREENVILLE HIGHWAY, WHICH UPON COMPLETION WILL REDUCE THE OVERCROWDING AT THE VICK SCHDDL. HOWEVER, CONSIDERABLE GROWTH IS EXPECTED TO OCCUR IN THE AREA

AROUND THIS SCHOOL IN THE NEXT FEW YEARS AND THE REDUCTION OF THE LOAD ON THE VICK SCHOOL MAY NOT BE PERMANENT UNLESS ADDITIONAL CONSTRUCTION OCCURS ELSEWHERE.

ESTIMATES IN THE FUTURE LAND USE PLAN INDICATE THAT THE NUMBER OF WHITE STUDENTS WILL INCREASE APPROXIMATELY 49 PERCENT (2000) AND NEGRO STUDENTS APPROXIMATELY 47 PERCENT (1,650) BY 1980. TO HOUSE THE TOTAL STUDENT BODY IN 1980 AT RECOGNIZED STANDARDS, SEVEN ADDITIONAL SCHOOLS WILL HAVE TO BE BUILT. INCLUDED SHOULD BE THREE NEW WHITE ELEMENTARY SCHOOLS, TWO NEGRO ELEMENTARY SCHOOLS, ONE WHITE JUNIOR HIGH SCHOOL, AND ONE NEGRO JUNIOR HIGH SCHOOL. IN ADDITION TO THESE, A NEW BUILDING IS NEEDED TO REPLACE THE EXISTING ONE AT HEARNE SCHOOL. ALTOGETHER, APPROXIMATELY 190 NEW CLASSROOMS WILL BE NEEDED BY 1980.

OF THE SEVEN SITES NEEDED FOR NEW SCHOOLS, THREE ARE PRESENTLY OWNED BY THE SCHOOL BOARD. THESE INCLUDE THE 40-ACRE TRACT ON NC 42, THE TEN-ACRE TRACT IN CAVALIER TERRACE AND THE SITE WHERE THE NEGRO ELEMENTARY SCHOOL IS BEING CONSTRUCTED. SITES FOR THE OTHER FOUR SCHOOLS WERE TENTATIVELY LOCATED IN THE LAND USE PLAN. THESE INCLUDE A SITE FOR A NEGRO JUNIOR HIGH SCHOOL ALONG THE GREENVILLE HIGHWAY, A SITE FOR A NEGRO ELEMENTARY SCHOOL BETWEEN EAST NASH STREET AND STANTONSBURG STREET, A SITE FOR A WHITE ELEMENTARY SCHOOL JUST WEST OF THE PROPOSED EXTENSION OF WARD BOULEVARD, AND A SITE FOR A WHITE ELEMENTARY SCHOOL JUST BELOW THE NEW PUBLIC HOUSING PROJECT IN PLANNING DISTRICT 5.

RECREATION - THE PHYSICAL FACILITIES OF WILSON'S RECREATION PROGRAM ARE OUTSTANDING. INCLUDED ARE TWO WELL-EQUIPPED COMMUNITY CENTERS, TWO SWIMMING POOLS AND TWO WADING POOLS, SEVEN TENNIS COURTS AND APPROXIMATELY 100 ACRES OF LAND. RECENTLY, SEVERAL NEW PARK AREAS OF VARIOUS SIZE HAVE BEEN ACQUIRED. THE LARGEST OF THESE, LOCATED ADJACENT TO THE NEW PUBLIC HOUSING PROJECT, IS ESPECIALLY WELL LOCATED. SEVERAL OTHER SMALL NEIGHBORHOOD-TYPE PARKS HAVE BEEN ACQUIRED OR ARE TO BE ACQUIRED IN THE NEAR FUTURE.

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SMALL NEIGHBORHOOD PARKS IN CLOSE WALKING DISTANCE TO NEARBY HOMES ARE PROBABLY THE GREATEST NEED OF THE RECREATION PROGRAM. THE ACQUISITION OF THESE SMALL PARKS BEFORE DEVELOPMENT OCCURS IS MANDATORY IF THIS NEED IS TO BE MET. COORDINATION WITH THE SCHOOL BOARD IN DEVELOPING WELL-EQUIPPED PLAYGROUNDS CAN BE BENEFICIAL FROM A COST STANDPOINT TO THE CITY. THESE KINDS OF FACILITIES DO NOT, HOWEVER, OVERCOME THE NEED FOR THE NEIGHBORHOOD PARK WITHIN EASY REACH OF THE MOTHER WITH SMALL CHILDREN. THE MANY DRAINAGE WAYS THROUGHOUT THE COMMUNITY OFFER MANY EXCELLENT LOCATIONS AT MINIMUM COST FOR THESE PARKS.

STREET AND HIGHWAY IMPROVEMENTS - MAJOR HIGHWAYS SERVING THE CITY INCLUDE US 264, US 301, US 117, NC 42 AND NC 58. IN ADDITION, INTERSTATE 95, WHEN COMPLETED, WILL BY-PASS THE CITY ON THE WEST. THESE FACILITIES MAKE WILSON A TRANSPORTATION HUB FOR EASTERN NORTH CAROLINA.

THE ADVANCE PLANNING DEPARTMENT OF THE STATE HIGHWAY COMMISSION INDICATES IN ITS REPORT, NORTH CAROLINA HIGHWAYS, AN ANALYSIS OF LONG RANGE NEEDS, A NEED FOR FIVE MAJOR IMPROVEMENTS IN THE STATE HIGHWAY SYSTEM SERVING WILSON. THESE IMPROVEMENTS, WITH STATE HIGHWAY COMMISSION PRIORITIES SHOWN, ARE INDICATED BELOW. ACCORDING TO THE ADVANCE PLANNING DEPARTMENT SECOND PRIORITY PROJECTS GENERALLY INDICATE CONGESTION OR DEFICIENCIES WHICH WILL BECOME APPARENT BETWEEN 1965 AND 1970. THIRD PRIORITY PROJECTS GENERALLY INDICATE CONGESTION OR DEFICIENCIES WHICH MAY BE EXPECTED IN THE PERIOD FROM 1970 TO 1975.

1. US 264 - THE CONSTRUCTION OF AN URBAN LOOP AROUND WILSON FROM US 264 TO A JUNCTION WITH NC 42 EAST, 3.5 MILES. SECOND PRIORITY.
2. CONSTRUCTION OF A WESTERN CROSSTOWN ROUTE AND UNDERPASS OF RAILROAD IN WILSON, 1.3 MILES. (INCLUDES A CONNECTION OF HINES AND WIGGINS STREETS) SECOND PRIORITY.

3. CONSTRUCTION OF INTERSTATE 95 FROM ROCKY MOUNT TO KENLY. THIRO PRIORITY.

4. US 117 FREMONT TO WILSON, INCLUDING A CONNECTION WITH INTERSTATE 95, WIDENING TO FOUR LANES DIVIDED, 15 MILES. THIRD PRIORITY.

5. GENERAL IMPROVEMENT OF NC 42 AND POSSIBLE FOUR-LANING FROM WILSON EASTWARD FOR APPROXIMATELY 3 MILES. THIRO PRIORITY.

THE CONSTRUCTION OF THE THREE NEW FACILITIES (ITEMS 1, 2, 3) INDICATED ABOVE WILL BE OF MAJOR IMPORTANCE TO THE TRAFFIC PATTERN OF THE COMMUNITY. THE COMPLETION OF THE URBAN LOOP FROM RALEIGH ROAD TO LIBSCOMB ROAD WILL TIE ALL OF THE RADIAL STREETS TOGETHER, THEREBY REDUCING THE TRAFFIC LOAD ON THE INTERNAL PORTIONS OF THE RADIALS. IN ADDITION, IT WILL PROVIDE THE MAJOR FACILITY SOON TO BE NEEDED TO ACCOMMODATE NEW GROWTH ON THE WEST.

THE CONSTRUCTION OF A CONNECTING LINK BETWEEN HINES AND WIGGINS STREETS AND THE IMPROVEMENT OF WIGGINS STREET WILL SERVE THE DUAL PURPOSE OF REDUCING THE NUMBER OF VEHICLES USING NASH AND BARNES STREETS IN THE DOWNTOWN AREA AND OF PROVIDING A FACILITY TO SERVE THE INDUSTRIAL AREA TO THE SOUTH OF DOWNTOWN.

THE CONSTRUCTION OF INTERSTATE 95 TO THE WEST OF WILSON WILL ELIMINATE A MAJORITY OF THE INTERSTATE TRAFFIC ON US 301. HOWEVER, THE BUILD-UP OF LOCAL TRAFFIC WITHIN THE REGION WILL REQUIRE THE CONTINUATION OF US 301 AS A MAJOR FACILITY. REMOVAL OF INTERSTATE TRAFFIC FROM THIS HIGHWAY WILL ENHANCE THE EASTERN PORTION OF THE URBAN LOOP AROUND THE CITY.

THE EFFECT THAT INTERSTATE 95 WILL HAVE ON GROWTH TO THE WEST OF WILSON IS DIFFICULT TO EVALUATE. IT WILL MEAN AN INCREASE IN TRAFFIC ON THE WESTERN RADIAL STREETS WHICH HAVE INTERCHANGE WITH IT. APART FROM THIS AND COMMERCIAL DEVELOPMENT OCCURRING AT THESE INTERCHANGES, DIRECT EFFECT IS NOT LIKELY TO BE FELT FOR MANY YEARS.

FROM A REGIONAL VIEWPOINT, THE OVERALL IMPROVEMENT OF US 117 FROM WILSON TO WILMINGTON, TO INCLUDE FOUR-LANING OF ALL BUT A SHORT DISTANCE OF ITS LENGTH, IS OF A GREAT SIGNIFICANCE TO THE CITY. THIS FACILITY IS LOCATED TO SERVE AS THE GATEWAY TO A CONSIDERABLE PORTION OF SOUTHEASTERN NORTH CAROLINA AND WILSON'S LOCATION AS ITS NORTHERN TERMINAL COULD BE OF ECONOMIC ADVANTAGE. ALSO, THE LOCATION OF THE CONNECTING LINK BETWEEN IT AND INTERSTATE 95 MIGHT SERVE AS ONE LINK IN THE OUTER-LDDP SYSTEM ON THE SOUTHERN AND WESTERN SIDES OF THE CITY. AN APPROXIMATE LOCATION FOR THIS OUTER LDDP IS INDICATED IN THE FUTURE LAND USE PLAN.

THE IMPROVEMENT AND FOUR-LANING OF THE CLOSE-IN PORTION OF NC 42 WILL IMPROVE ACCESS TO US 258 AND TARBORO. IF ANY APPRECIABLE DEGREE OF GROWTH SHOULD OCCUR NORTHEAST OF TOWNSHIP SWAMP, THIS IMPROVEMENT WILL BE URGENTLY NEEDED.

NATURE AND CAUSES OF BLIGHT

BLIGHT HAS BEEN DEFINED AS APPEARING IN SIMPLE AND COMPLEX FORMS.³ SIMPLE FORMS OF BLIGHT INCLUDE SUCH PHYSICAL CHARACTERISTICS AS STRUCTURAL DETERIORATION, MISSING SANITATION FACILITIES, STRUCTURES IN DISREPAIR OR LACKING IN ELEMENTAL MAINTENANCE, PRESENCE OF TRASH AND RUBBISH ACCUMULATION IN YARDS, ADVERSE ENVIRONMENTAL INFLUENCES SUCH AS NOISE, DODGERS, DUST AND MISSING COMMUNITY FACILITIES SUCH AS SCHOOLS, PLAYGROUNDS, PUBLIC WATER AND SEWER SYSTEMS AND ADEQUATE STREETS AND DRAINAGE FACILITIES. USUALLY ASSOCIATED WITH SIMPLE FORMS OF PHYSICAL BLIGHT ARE CERTAIN SOCIAL AND ECONOMIC INDICATORS OF BLIGHT. INCLUDED ARE ABNORMALLY HIGH RATES OF JUVENILE DELINQUENCY, VENEREAL DISEASE AND SIMILAR RESULTS FROM OTHER HEALTH AND WELFARE INDICES;

3. CHAPIN, F. STUART, JR., URBAN LAND USE PLANNING, HARPER AND BROTHERS, PP. 232-233.

AND ECONOMIC INDICATORS OF BLIGHT INCLUDE CONCENTRATIONS OF TAX DELINQUENT AND TAX TITLE PROPERTIES, DECLINING PROPERTY VALUES, AND THE PRESENCE OF A LARGE NUMBER OF BUILDING VACANCIES. COMPLEX FORMS OF BLIGHT EXIST WHEN AN AREA CONTAINS A MIXTURE OF INCOMPATIBLE LAND USES, OBSOLETE OR IMPRACTICAL LAYOUT OF LOTS, BLOCKS, OR STREETS, UNSAFE AND UNHEALTHFUL CONDITIONS EXISTING OR POSSIBLE WHEN MARGINAL LAND IS IN USE, PARTICULARLY LAND SUBJECT TO FLOODING.

INHERENT IN THE CAUSES OF BLIGHT ARE ERRORS OF BOTH OMISSION AND COMMISSION. SOME BLIGHT CAN BE DIRECTLY RELATED TO THE INDIFFERENCE, IGNORANCE, OR POOR FORESIGHT OF INDIVIDUALS, WHILE OTHER CASES ARE DUE TO FORCES BEYOND THE CONTROL OF ANY GIVEN PERSON. THE FOLLOWING ARE SOME OF THE FACTORS WHICH ARE BELIEVED TO CAUSE OR ACCELERATE THE FORMULATION OF BLIGHT.⁴

ABSENTEE OWNERSHIP - QUITE OFTEN WHEN PROPERTY OWNERS LIVE IN AREAS REMOVED FROM THEIR HOLDINGS, THEY ARE UNINFORMED OR MISINFORMED OF CHANGES THAT ARE TAKING PLACE AROUND THEIR PROPERTY. THE RESULT IS A FAILURE TO RESPOND OR ADJUST TO A CHANGING SITUATION. ALSO, ABSENTEE OWNERS FREQUENTLY LACK THE PRIDE WHICH ACCOMPANIES OCCUPYING ONE'S HOME. LACK OF PRIDE COUPLED WITH TRANSIENT OCCUPANCY OFTEN LEAD TO NEGLECT OF PROPERTY AND ITS CONSEQUENT DETERIORATION.

HOUSING SHORTAGE - A SHORTAGE OF HOUSING FORCES PEOPLE TO SEEK SHELTER IN SUB-STANDARD HOUSING IN LIEU OF MORE DESIRABLE QUARTERS. IT ENCOURAGES OVERCROWDING, IMPROPER CONVERSION OF RESIDENTIAL STRUCTURES AND THE LOWERING OF MAINTENANCE STANDARDS IN MANY INSTANCES. ALSO, IN SOME CASES THE URGENT NEED FOR MORE HOUSING IS MET WITH CONSTRUCTION OF HOMES WHICH PROVE TO BE OF INADEQUATE MATERIAL OR DESIGN.

⁴. NEIGHBORHOOD ANALYSIS, DIVISION OF COMMUNITY PLANNING, KINSTON, NORTH CAROLINA, 1961.

ARTIFICIAL HOUSING SHORTAGES CAN BE CREATED IN OTHERWISE NORMAL TIMES BY DISCRIMINATION. THIS OCCURS WHEN MINORITY GROUPS ARE UNABLE TO CONTRACT FOR HOUSING ON THE OPEN MARKET REGARDLESS OF ECONOMIC CAPABILITIES. THE RESULT IS THAT MORE AND MORE PEOPLE ARE FORCED INTO A LIMITED GEOGRAPHICAL AREA CREATING A DENSITY OF DANGEROUS PROPORTIONS. THIS CONGESTION LEADS TO INCREASED DANGER FROM FIRES, THE SPREAD OF INFECTIOUS DISEASES AND OTHER HARMFUL AND UNHEALTHY CONDITIONS. ALSO, THE DEMAND UPON PRIVATE AND PUBLIC FACILITIES OVER AND ABOVE THEIR NORMAL OPERATING CAPABILITIES CAN LEAD TO THEIR RAPID AND PREMATURE LOSS OF VALUE.

THE ABSENCE, INADEQUATE FORMULATION, OR INEFFECTIVE ADMINISTRATION OF CODES AND ORDINANCES - THE IMPLEMENTATION OF SOUND MUNICIPAL CODES AND ORDINANCES ARE OF UTMOST IMPORTANCE IN MINIMIZING AND PREVENTING BLIGHT. THE ABSENCE, OBSOLESCENCE OR INEFFECTIVE ENFORCEMENT OF BUILDING, HEALTH AND TRAFFIC CODES, AND ZONING AND SUBDIVISION ORDINANCES, PAST AND PRESENT, ARE PROBABLY THE MAJOR UNDERLYING CAUSE OF THE URBAN BLIGHT UPON US TODAY. IN SOME CASES, ZONING ORDINANCES HAVE FAILED TO PROVIDE FOR A COMPATIBLE SYSTEM OF LAND USE RELATIONS OR FOR AMPLE OPEN SPACES. IN OTHER INSTANCES, THE FAILURE TO CONTROL THE SUBDIVISION OF LAND HAS PRODUCED IMPRACTICAL LAYOUT OF LOTS, STREETS AND BLOCKS AND HAS ALLOWED THE PLATTING OF MARGINAL LAND. ON THE OTHER HAND, SOUND LEGISLATION HAS FREQUENTLY BEEN RENDERED INEFFECTIVE BECAUSE OF IMPROPER ENFORCEMENT.

LEVEL OF GOVERNMENTAL SERVICES - THE PROVISION OF ADEQUATE, WELL-ADMINISTERED PUBLIC SERVICES ARE AS IMPORTANT AS ADEQUATE, WELL-ADMINISTERED REGULATIONS. THE FAILURE TO PROVIDE FREQUENT GARBAGE COLLECTION, PROPER STREET MAINTENANCE, AND ADEQUATE WATER AND SEWER SERVICE CAN LEAD TO NEIGHBORHOOD DISINTEREST AND DECLINE. THE LEVEL OF GOVERNMENTAL SERVICES CAN BE AN ESPECIALLY CRITICAL POINT IN BORDERLINE AREAS.

THE MIXING OF INCOMPATIBLE LAND USES, OVERZONING, AND SPOT ZONING - THE NEED OF ROOM FOR EXPANSION HAS CAUSED COMMERCIAL AND INDUSTRIAL USES TO INVADE RESIDENTIAL AREAS. THIS NEED IS NATURAL AND THE PROBLEM HAS NOT BEEN THE FAILURE TO ZONE ENOUGH PROPERTY FOR INDUSTRIAL AND COMMERCIAL EXPANSION, BUT RATHER THE PRACTICE OF OVERZONING AND SPOT ZONING CHARACTERISTICALLY RESIDENTIAL LAND FOR SUCH PURPOSES. OVERZONING CREATES A CONSIDERABLE TIME LAPSE BETWEEN THE TIME LAND IS ALLOCATED FOR SUCH PURPOSES AND THE TIME AT WHICH SUCH DEVELOPMENT ACTUALLY MATERIALIZES. THE EFFECT IS THAT IMPROVEMENTS TO HOMES ARE WITHHELD IN ANTICIPATION OF INDUSTRIAL OR COMMERCIAL DEVELOPMENT AND DETERIORATION RESULTS. SPOT ZONING ALLOWS INCOMPATIBLE USES TO LOCATE IN SELECTED SPOTS IN RESIDENTIAL AREAS CREATING A BLIGHTING EFFECT ON THE SURROUNDING PROPERTIES.

STEPS TOWARD COMMUNITY IMPROVEMENT

INVOLVED IN THE IMPROVEMENT OF THE PHYSICAL COMMUNITY ARE POLICIES FORMULATED BY THE DESIRES OF THE PEOPLE EXPRESSED THROUGH THEIR POLITICAL LEADERS. THESE POLICIES ARE OF TWO MAGNITUDES--THOSE CONCERNED WITH NEW GROWTH AND THOSE CONCERNED WITH CORRECTING, IMPROVING OR RENEWING THE "OLD" COMMUNITY. THE TWO OVERLAP TO SOME EXTENT FOR THE ADDITION OF A PARK, SCHOOL, OR STREET WHERE LONG NEEDED, BOTH IMPROVES THE OLD AND INFLUENCES THE NEW.

ACTIVITIES INTENDED TO IMPROVE THE EXISTING COMMUNITY HAVE BEEN ASSIGNED HIGH PRIORITY BY MANY LOCAL MUNICIPAL GOVERNMENTS THROUGHOUT THE NATION. LIKEWISE, THE FEDERAL GOVERNMENT RECOGNIZES THE NEED FOR THESE ACTIVITIES BY OFFERING ENCOURAGEMENT AND FINANCIAL ASSISTANCES THROUGH A FEDERALLY AIDED, LOCALLY ADMINISTERED PROGRAM OF URBAN REDEVELOPMENT. AS USED IN THIS REPORT, THE TERM "URBAN REDEVELOPMENT" INCLUDES ALL THOSE ACTIVITIES RELATING TO THE IMPROVEMENT OF THE COMMUNITY'S PHYSICAL ENVIRONMENT AND OVERALL LIVABILITY. THESE ACTIVITIES RANGE FROM THE REPAIRING OR UPGRADING OF INDIVIDUAL STRUCTURES

BY PRIVATE OWNERS TO THE ACQUISITION, CLEARANCE, REPLANNING, AND REDEVELOPMENT BY THE REDEVELOPMENT COMMISSION WITH FINANCIAL ASSISTANCE FROM THE FEDERAL GOVERNMENT.

THE FEDERALLY AIDED PROGRAM OF URBAN REDEVELOPMENT PROVIDES FINANCIAL ASSISTANCE FOR UNDERTAKING THREE TYPES OF REDEVELOPMENT TREATMENT WITHIN THE COMMUNITY. THESE THREE APPROACHES TO THE DIFFICULT PROBLEM OF OVERCOMING BLIGHT INCLUDE:

CONSERVATION - DIRECTED TOWARD THE PREVENTION OF URBAN BLIGHT AND IS APPLIED TO AREAS WITH NO OR LITTLE BLIGHT. CONSERVATION INVOLVES CONSTANT MAINTENANCE OF STRUCTURES AND SURROUNDINGS, REPAIR OR REMOVAL OF SUBSTANDARD STRUCTURES AND CONDITIONS AND ENFORCEMENT OF MINIMUM HOUSING, BUILDING AND ZONING STANDARDS.

RECONDITIONING - DIRECTED TOWARD THE REVITALIZING OF SALVABLE AREAS, TURNING THEM INTO SOUND, HEALTHY NEIGHBORHOODS BY REPLANNING, REMOVING CONGESTION PROVIDING PARKS AND PLAYGROUNDS, REORGANIZING STREETS AND TRAFFIC, AND BY FACILITATING PHYSICAL REMODELING OF DETERIORATED STRUCTURES.

REDEVELOPMENT - DIRECTED TOWARD THE ACQUISITION, REHOUSING OF DISPLACED TENANTS, CLEARANCE AND REDEVELOPMENT OF BADLY BLIGHTED AREAS IN ACCORDANCE WITH A REDEVELOPMENT PLAN.

THOUGH THE THREE APPROACHES TO REDEVELOPMENT SPELLED OUT ABOVE FIRST RECEIVED NATIONWIDE RECOGNITION AS A RESULT OF NATIONAL REDEVELOPMENT LEGISLATION, IN ACTUALITY MANY CITIES, INCLUDING WILSON, HAVE BEEN EMPLOYING THEM TO SOME EXTENT OVER THE YEARS. THE REAL SIGNIFICANCE OF REDEVELOPMENT IS THAT FOR THE FIRST TIME, CITIES HAVE A WAY TO REVITALIZE LARGE SLUM AREAS THROUGH THE REBUILDING OF STRUCTURES, REPLATTING OF INADQUATE LOTS, REDESIGN OF POOR STREET PATTERNS, PROVISION OF NEEDED COMMUNITY FACILITIES AND OTHER ACTIONS NECESSARY TO IMPROVE THE CITY WITH THE UTILIZATION OF PRIVATE CAPITAL.

IN APPLYING TECHNIQUES OF REDEVELOPMENT, ATTENTION SHOULD BE GIVEN TO THE EXAMINATION OF EXISTING LOCAL CODES AND ORDINANCES. ALTHOUGH NOT AS DRAMATIC AS REDEVELOPMENT, THE PROPER ADMINISTRATION OF LOCAL CODES AND ORDINANCES THROUGHOUT THE COMMUNITY CAN DO MUCH TO ELIMINATE BLIGHT AND BLIGHT CAUSING

FACTORS. TO IMPLEMENT A PROGRAM OF REDEVELOPMENT WITHOUT FIRST HAVING ADEQUATE CODES AND ORDINANCES, WHICH ARE ADEQUATELY ADMINISTERED, WILL LEAD TO THE FAILURE OF ANY REDEVELOPMENT PROGRAM.

CHAPTER II

SUMMARY OF FINDINGS

COMMUNITY ANALYSIS

THE DEGREE TO WHICH BLIGHT AND BLIGHTING INFLUENCES ARE PRESENT IN THE COMMUNITY IS THE SUBJECT OF THE REMAINDER OF THIS REPORT. THIS SECTION ENTITLED COMMUNITY ANALYSIS TO A LARGE EXTENT SUMMARIZES THE FINDINGS PRESENTED IN THE FOLLOWING SECTION, NEIGHBORHOOD ANALYSIS.

FACTORS WHICH HAVE BEEN ANALYZED THROUGHOUT THE COMMUNITY INCLUDE HOUSING CONDITIONS, ADEQUACY OF COMMUNITY FACILITIES, THE PRESENCE OF MIXED LAND USE, FIRE CALLS AND BLIGHT RELATED FACTORS SUCH AS TUBERCULOSIS CASES, ILLIGITIMATE BIRTHS AND VENEREAL DISEASE CASES.

HOUSING CONDITIONS - HOUSING CONDITIONS ARE PROBABLY THE MOST EASILY OBSERVED DETERMINANT OF BLIGHTED CONDITIONS. TWO FIELD SURVEYS WERE USED TO EVALUATE HOUSING CONDITIONS IN THE COMMUNITY, DURING THE SECOND OF WHICH EACH RESIDENTIAL STRUCTURE WAS GRADED BASED UPON ITS EXTERIOR PHYSICAL APPEARANCE FROM THE FRONTING STREET. NO ATTEMPT WAS MADE TO DETERMINE INTERNAL DEFICIENCIES NOT READILY APPARENT FROM THE STREET. EVEN FOR EXTERNAL FACTORS, A MORE DETAILED INSPECTION OF ANY SINGLE STRUCTURE MAY PROVE THE FIRST EVALUATION INCORRECT, ALTHOUGH ON A COMMUNITY-WIDE BASIS, THE EVALUATIONS ARE CONSIDERED TO BE A VALID INDICATION OF GENERAL CONDITIONS PREVAILING IN THE COMMUNITY.

SHOWN ON FIGURE 3 IS A GENERALIZED STATEMENT OF HOUSING CONDITIONS THROUGHOUT THE COMMUNITY. THE AREAS IN RED REPRESENT COMPACT POCKETS OF SUBSTANDARD HOUSING COUPLED WITH OBSOLETE STREET AND LOT LAYOUT FOR WHICH CLEARANCE AND REDEVELOPMENT IS THE ONLY LOGICAL SOLUTION. THE AREAS IN BLUE ARE CONSIDERED TO BE IN A TRANSITION STAGE AND IF PROMPT AND VIGOROUS ACTION IS NOT TAKEN TO REVERSE "DOWNWARD TRENDS" CLEARANCE AND REDEVELOPMENT WILL BE REQUIRED IN THE

FUTURE. THE AREAS SHOWN IN GRAY ARE CONSIDERED SOUND FROM A HOUSING CONDITION STANDPOINT AND EXCEPT FOR NORMAL CONSERVATION PROCEDURES ARE NOT IN NEED OF REDEVELOPMENT TREATMENT.

DURING THE FIELD SURVEYS, 6,734 RESIDENTIAL STRUCTURES WERE COUNTED, OF WHICH 4,347 (64.6%) WERE OCCUPIED BY WHITE PEOPLE AND 2,381 (35.4%) WERE OCCUPIED BY NON-WHITES. OF THE TOTAL STRUCTURES, 2,100 OR 31.2% WERE CONSIDERED TO BE SUBSTANDARD. NON-WHITE RESIDENTS OCCUPIED 1,823, OR 86.9%, OF THE SUBSTANDARD STRUCTURES AND WHITE RESIDENTS OCCUPIED 277, OR 13.1%.

AS FIGURE 3 INDICATES, WILSON'S GREATEST CONCENTRATION OF SUBSTANDARD STRUCTURES IS LOCATED EAST OF THE ACL RAILROAD. SEE APPENDIX TABLE 3, PLANNING DISTRICTS 10, 11, 12, AND 13. THERE ARE OTHER SMALLER CONCENTRATIONS OF SUBSTANDARD STRUCTURES WEST OF THE ACL RAILROAD WHERE ENVIRONMENTAL CONDITIONS ARE EQUALLY AS POOR. THESE CONCENTRATIONS APPEAR IN PLANNING DISTRICTS 4 AND 7. IN ADDITION, THERE ARE SEVERAL OTHER AREAS WHICH SOON WILL BE BLIGHTED IF "UP-GRAING" IS NOT ACCOMPLISHED IN THE NEAR FUTURE. THE MOST NOTABLE OF THESE AREAS INCLUDE THE RESIDENTIAL AREAS JUST NORTH AND WEST OF THE CENTRAL BUSINESS DISTRICT AND THE PROPERTIES SURROUNDING ATLANTIC CHRISTIAN COLLEGE. IMPROVEMENTS ARE BEING WITHHELD IN THESE AREAS IN ANTICIPATION OF COMMERCIAL EXPANSION ASSOCIATED WITH "DOWNTOWN" AND WITH EXPANSION OF THE COLLEGE.

STREET CONDITIONS AND FIRE CALLS - WEST OF THE ACL RAILROAD, EXISTING STREET CONDITIONS ARE GENERALLY GOOD ALTHOUGH THERE IS A CONCENTRATION OF UNPAVED STREETS IN PLANNING DISTRICT 7. EAST OF THE RAILROAD, A CONSIDERABLE PORTION OF THE EXISTING STREETS ARE UNPAVED. THE CORRELATION BETWEEN THE LOCATION OF UNPAVED STREETS AND SUBSTANDARD HOUSING CONDITIONS IS APPARENT WHEN COMPARING FIGURES 3 AND 4.

WILSON, N.C.

HOUSING CONDITIONS

 SUBSTANDARD
(RECOMMENDED FOR REDEVELOPMENT)

 TRANSITIONAL
(RECOMMENDED FOR RECONDITIONING
AND SPOT CLEARANCE)

 STANDARD
RESIDENTIAL

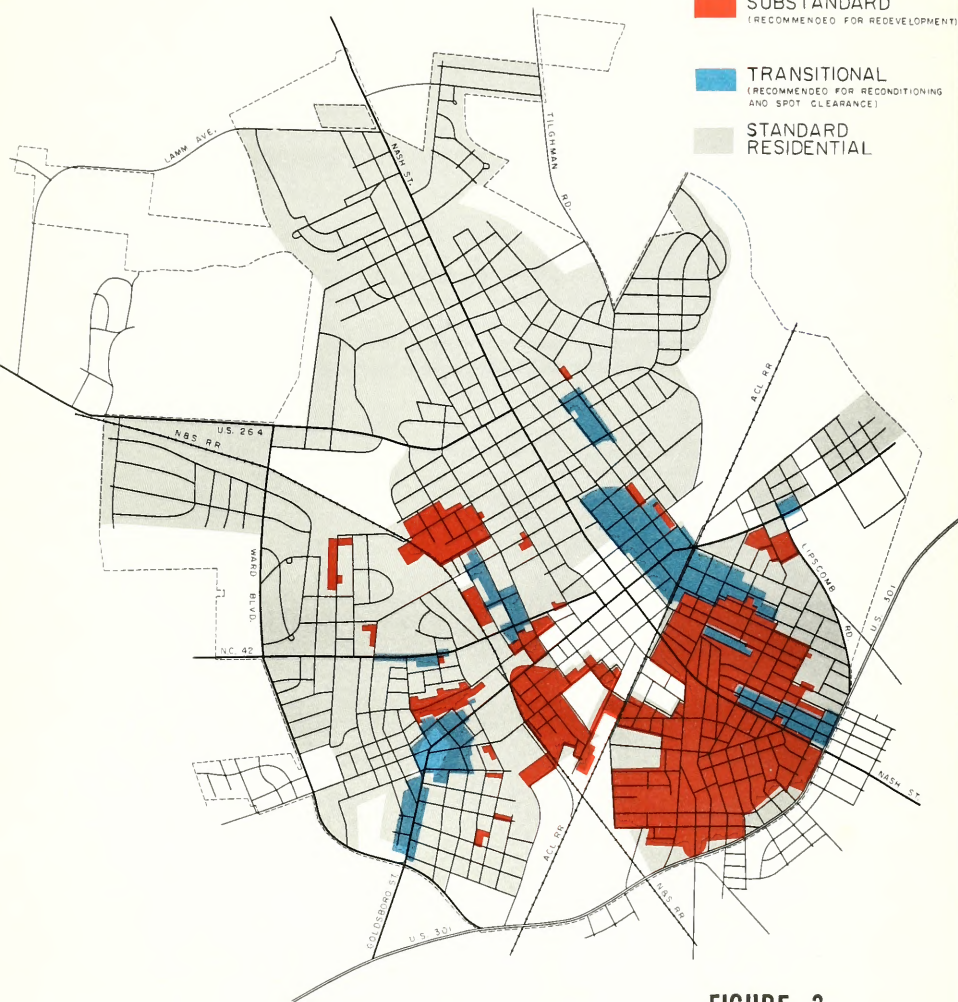


FIGURE 3

WILSON, N.C.

— UNPAVED STREETS
· FIRE CALLS 1960

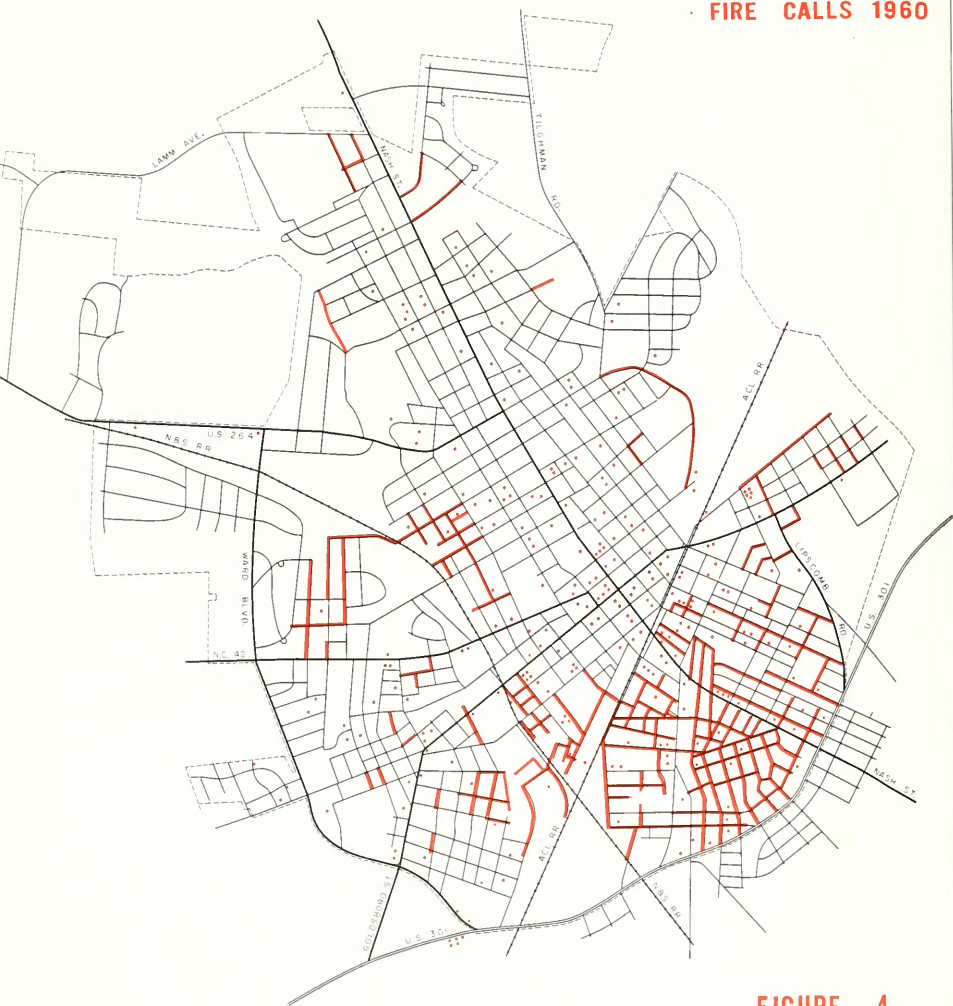


FIGURE 4

DURING 1960 THERE WERE 255 FIRE CALLS (NOT INCLUDING FALSE ALARMS) ANSWERED BY THE CITY FIRE DEPARTMENT. THE GREATEST MAJORITY OF THESE CALLS WERE TO THE CENTRAL BUSINESS DISTRICT AND THE INDUSTRIAL AREA JUST TO THE SOUTH OF IT. FIRE CALLS TO THESE TWO AREAS REPRESENTED 27.1 PERCENT OF THE YEAR'S TOTAL. THE AREA TO THE WEST OF THE ACL RAILROAD ACCOUNTED FOR 33.6 PERCENT OF THE TOTAL CALLS.

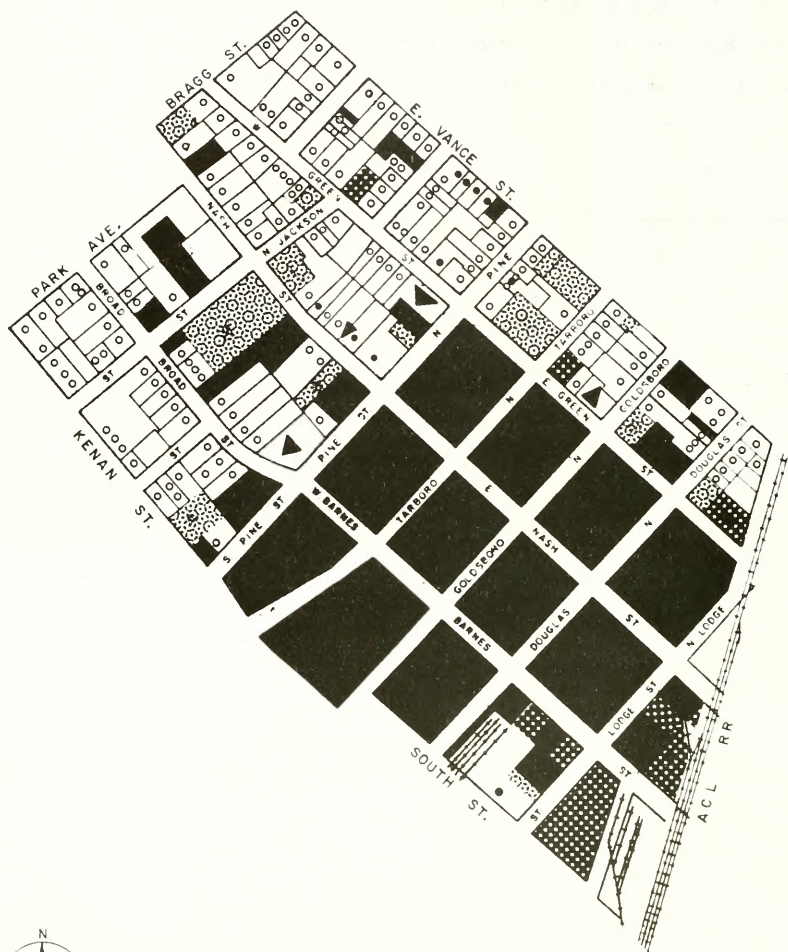
TUBERCULOSIS CASES - DURING 1960 THERE WERE 24 KNOWN CASES OF TUBERCULOSIS IN THE CITY. OF THESE CASES, 62.7 PERCENT OF 15 CASES WERE LOCATED IN PLANNING DISTRICTS 10, 11, AND 12. OF THE REMAINING 8 CASES, 6 WERE LOCATED IN AREAS OF SUBSTANDARD HOUSING.

VENEREAL DISEASE CASES - THERE WERE 97 CASES OF VENEREAL DISEASE REPORTED TO THE WILSON COUNTY HEALTH DEPARTMENT DURING 1960. OF THESE CASES, 70.1 PERCENT OCCURRED EAST OF THE ACL RAILROAD IN PLANNING DISTRICTS 9, 10, 11, 12 AND 13. THE REMAINING 20.9 PERCENT OF THE CASES OCCURRED IN PLANNING DISTRICTS 4, 7, 13 AND 15.

ILLEGITIMATE BIRTHS - DURING 1960, 112 ILLEGITIMATE BIRTHS OCCURRED IN THE CITY. OF THIS TOTAL, 84 CASES OR 75.0 PERCENT OCCURRED EAST OF THE ACL RAILROAD. THE REMAINING 28 BIRTHS WERE DISTRIBUTED AMONG PLANNING DISTRICTS 4, 5, 7, 13, 14 AND 15.

NEIGHBORHOOD ANALYSIS

THE REMAINDER OF THIS REPORT PRESENTS A BRIEF SUMMARY ON EXISTING CONDITIONS IN EACH OF THE 21 PLANNING DISTRICTS ENUMERATED FOR WILSON.



○ STANDARD RESIDENTIAL
● SUBSTANDARD RESIDENTIAL



PLANNING DISTRICT I

LOCATION: CENTRAL BUSINESS DISTRICT

BOUNDARIES: VANCE STREET, ACL RAILROAD, KENAN STREET, PARK AVENUE, BRAGG STREET

AREA: 153 ACRES - 16.7 ACRES VACANT

POPULATION: 1960 - 931, 1980 - 444

MAJOR PROBLEMS: TRAFFIC CIRCULATION, PARKING, MIXED LAND USE, OBSOLETE COMM. BUILDINGS, OVER ZONING

RECOMMENDATION FOR TREATMENT: SPOT CLEARANCE AND REHABILITATION IN SELECTED AREAS; STABILIZATION OF ZONING PATTERN

PHYSICAL CHARACTERISTICS

PLANNING DISTRICT 1 CAN BE DIVIDED INTO THREE DISTINCT KINDS OF AREAS. THE FIRST OF THESE CONSIST OF THE EIGHT-BLOCK AREA BOUNDED BY GREENE STREET, THE ACL RAILROAD, BARNES STREET AND PINE STREET, COMPRISING THE "CORE" OF RETAIL AND BUSINESS ACTIVITIES IN THE COMMUNITY. DURING THE PAST FEW YEARS, THERE HAS BEEN A HIGH DEGREE OF STRUCTURAL IMPROVEMENT MADE IN THE "CORE" AREA WEST OF GOLDSBORO STREET. EVIDENCE OF THESE IMPROVEMENTS IS CLEARLY VISIBLE ALONG NASH AND TARBORO STREETS. THE AREA EAST OF GOLDSBORO STREET IS IN A GENERAL STATE OF DECLINE THAT IS NOT LIKELY TO END UNLESS REMEDIAL ACTION IS TAKEN. THIS AREA HAS THE DISADVANTAGE OF BEING ON THE FAR SIDE FROM THE MAJORITY OF THE PURCHASING POWER IN THE COMMUNITY COMPLICATED BY DIFFICULT ACCESS AND A LACK OF PARKING. IN ORDER TO STABILIZE THIS AREA AND END THE OUT-MIGRATION OF ESTABLISHMENTS BOTH PUBLIC AND PRIVATE, RENEWAL ACTIVITIES WILL BE REQUIRED.

THE SECOND TYPE OF AREA IS LOCATED WEST OF PINE STREET AND NORTH OF GREENE STREET AND IS CHARACTERIZED BY THE CONFLICT BETWEEN BUSINESS AND RESIDENTIAL USES ASSOCIATED WITH EXPANSION OF THE "CORE" AREA INTO ADJACENT RESIDENTIAL AREAS. THESE AREAS ARE ZONED FOR BUSINESS AND A NUMBER OF MODERN BUILDINGS HAVE BEEN CONSTRUCTED ALONG NASH STREET RECENTLY. HOWEVER, UNLESS UNFORESEEN EVENTS CREATING A DEMAND FOR MORE COMMERCIAL SPACE OCCUR, IT IS NOT LIKELY THESE AREAS WILL BECOME ALL COMMERCIAL ANY TIME SOON. THUS, THE CONFLICT BETWEEN THE LARGE OLD HOMES AND COMMERCIAL ACTIVITIES WILL CONTINUE INDEFINITELY. OF MORE IMPORTANCE, IS THE QUESTION OF WHETHER OR NOT THIS CONFLICT WILL BE PERMITTED TO DEVELOP IN OTHER NEARBY RESIDENTIAL AREAS THROUGH THE APPLICATION OF ADDITIONAL COMMERCIAL ZONING IN DOWNTOWN WILSON.

THE THIRD AREA IS REPRESENTED BY HEAVY COMMERCIAL SEMI-INDUSTRIAL AREA JUST SOUTH OF BARNES STREET. THE USES IN THIS AREA SERVE A VITAL FUNCTION IN THE ECONOMY OF THE COMMUNITY. THOUGH INCOMPATIBLE WITH USES IN THE "CORE" AREA, IT IS NECESSARY FOR THEM TO HAVE A RELATIVELY CENTRAL LOCATION IN THE SMALL OR MEDIUM-SIZED CITY. EFFORTS TO REDUCE AND ELIMINATE CONFLICT BETWEEN THE RETAIL SECTION OF DOWNTOWN AND PRODUCTION-ORIENTED AREAS CAN BE PARTIALLY OVERCOME BY THE PROPER LOCATION OF OFF-STREET PARKING FACILITIES AND EFFORTS TO OVERCOME THE PHYSICAL UNATTRACTIVENESS ASSOCIATED WITH PRODUCTION AREAS.

THE STREET PATTERN IN PLANNING DISTRICT 1 IS A TYPICAL GRIDIRON PATTERN. TRAFFIC CIRCULATION IN THE DISTRICT IS HAMPEROED BY INADEQUATE STREET WIDTHS, THE LACK OF A LOOP SYSTEM AROUND THE "CORE" AREA AND THE ABSENCE OF ADEQUATE OFF-STREET PARKING.

HOUSING CONDITIONS

THERE ARE 173 RESIDENTIAL STRUCTURES PROVIDING APPROXIMATELY 273 DWELLING UNITS IN THE DISTRICT. ALL DWELLINGS IN THE DISTRICT ARE OCCUPIED BY WHITE PEOPLE. ALTHOUGH A GREAT MAJORITY OF THE RESIDENCES IN THE DISTRICT ARE SLOWLY DETERIORATING, ONLY 10 WERE CONSIDERED TO BE SUBSTANDARD. MANY OF THE LARGE OLDER HOMES HAVE BEEN CONVERTED TO APARTMENTS AND THIS TREND CAN BE EXPECTED TO CONTINUE.

INDICES OF BLIGHT

PRESENTED BELOW IS A SUMMARY OF CERTAIN INDICES USED TO DETERMINE THE PRESENCE OF BLIGHT IN THE DISTRICT.

<u>INDEX</u>	<u>NUMBER</u>	<u>PERCENT OF CITY</u>
TUBERCULOSIS CASES	1	4.4
VENEREAL DISEASE CASES	0	0.0
ILLEGITIMATE BIRTHS	0	0.0

<u>INDEX</u>	<u>NUMBER</u>	<u>PERCENT OF CITY</u>
FIRE CALLS	39	15.3
SUBSTANDARD RESIDENTIAL STRUCTURES	10	0.4

3.4 PERCENT OF TOTAL POPULATION

4.0 PERCENT OF SELECTED INDICES OF BLIGHT

COMMUNITY FACILITIES

SCHDLS - TWO ELEMENTARY SCHDLS SERVE THE DISTRICT NEITHER OF WHICH IS LOCATED WITHIN THE AREA ITSELF. HOWEVER, BOTH ARE WITHIN CLOSE WALKING DISTANCE. THE HEARNE SCHDDL BUILDING IS OBSOLETE AND SOME THOUGHT HAS BEEN GIVEN TO CONSTRUCTING A NEW BUILDING. THE EXISTING BUILDING IS LOCATED ON A SITE OF 3.0 ACRES WHICH IS FAR BELOW RECOMMENDED STANDARDS; HOWEVER, THE PRESENCE OF THE RECREATION AREA ADJACENT TO THE SCHDDL PARTIALLY OVERCOMES THIS PROBLEM.

THE 1960 ENROLLMENT OF THE SCHDDL WAS 427 STUDENTS WITH AN AVERAGE OF 24 STUDENTS PER CLASSROOM. THE PRELIMINARY LAND DEVELOPMENT PLAN ESTIMATES THAT THE SCHDDL WILL HAVE 540 STUDENTS AND RECOMMENDS THE ACQUISITION OF ADDITIONAL LAND TO SERVE THE SCHDDL.

WIDDARD SCHDDL HAS AN ENROLLMENT OF 444 STUDENTS IN JANUARY, 1960 WITH AN AVERAGE OF 30 STUDENTS PER CLASSROOM. THE SCHDDL IS LOCATED ON A SITE OF ONLY 2.5 ACRES AND THE COST OF EXPANSION WOULD BE GREAT. THE SCHDDL HAS AN EXCELLENT LOCATION AND SHOULD BE CONTINUED AS A PART OF THE SYSTEM. HOWEVER, ITS SITE SIZE REQUIRES THAT ITS ENROLLMENT BE LIMITED. ANY OPPORTUNITIES FOR INCREASING ITS SIZE SHOULD BE EXPLOITED.

RECREATION FACILITIES - THE COMMUNITY RECREATION CENTER IS RELATIVELY ACCESSIBLE TO OTHER CHILDREN IN THE DISTRICT AND THE PUBLIC LIBRARY IS LOCATED WITHIN THE AREA. APART FROM THESE FACILITIES, THE ONLY OTHER RECREATION AREA SERVING THE DISTRICT IS THE PLAYFIELD ACROSS FROM HEARNE SCHDDL. ALTHOUGH THERE IS A DEFINITE NEED FOR SMALL PLAY AREAS WITHIN THE INTERIOR OF THE DISTRICT, THE COST

OF LAND PROHIBITS THEIR ACQUISITION. IN ADDITION, THE DISTRICT'S POPULATION SHOULD DECLINE CONSIDERABLY DURING THE NEXT TWENTY YEARS.

OTHER FACILITIES - SANITARY AND STORM SEWER, GAS, AND ELECTRICAL FACILITIES ARE AVAILABLE THROUGHOUT THE AREA.

CAUSES OF BLIGHT

THE MOST OBVIOUS CAUSE OF BLIGHT IN THE RESIDENTIAL PORTIONS OF THE DISTRICT IS THE BASIC CONFLICT BETWEEN RESIDENTIAL AND COMMERCIAL USES. EXCESSIVE ZONING FOR DOWNTOWN BUSINESS USES HAS LED TO THE WITHHOLDING OF PROPER MAINTENANCE AND NECESSARY IMPROVEMENTS FOR MOST OF THE RESIDENTIAL STRUCTURES IN THE DISTRICT. IN ADDITION, THE LOCATING OF BUSINESS USES AWAY FROM THE PRESENT "CORE" AREA IN WHAT ARE STILL RESIDENTIAL AREAS HAS ACCELERATED THE DETERIORATION OF SEVERAL RESIDENCES IN THE DISTRICT.

A WIDE RANGE OF FACTORS HAS LED TO THE DEVELOPMENT OF SUBSTANDARD CONDITIONS IN CERTAIN PARTS OF THE COMMERCIAL PORTION OF THE DISTRICT. INCLUDED ARE THE FOLLOWING: THE GRADUAL ABANDONMENT OF THE EASTERN END OF THE "CORE" BY THE BETTER RETAIL ESTABLISHMENTS; A GREAT PART OF THE INVESTMENT IN NEW BUILDINGS HAS OCCURRED OUTSIDE OF THE PRESENT "CORE" AREA; THE FAILURE OF SEVERAL PROPERTY OWNERS ALONG BARNES STREET AND EAST OF DOUGLAS STREET TO PROPERLY MAINTAIN EXISTING STRUCTURES; A LACK OF PROPERLY LOCATED OFF-STREET PARKING FACILITIES AND POOR VEHICULAR CIRCULATION; THE OVERLAPPING EFFECT OF THE SLUM AREA JUST EAST OF THE ACL RAILROAD ON THE "CORE", AND, POOR ACCESS TO THE "CORE" AREA.

IT IS OBVIOUS THAT THE SOLUTION TO BLIGHT IN THE COMMERCIAL AREA OF THE DISTRICT WILL REQUIRE A NUMBER OF PROGRAMS INVOLVING A GREAT MANY DIFFERENT PEOPLE. THE PROVISION OF MORE OFF-STREET PARKING WILL HELP, BUT IT IS ONLY ONE MANY NEEDED IMPROVEMENTS.

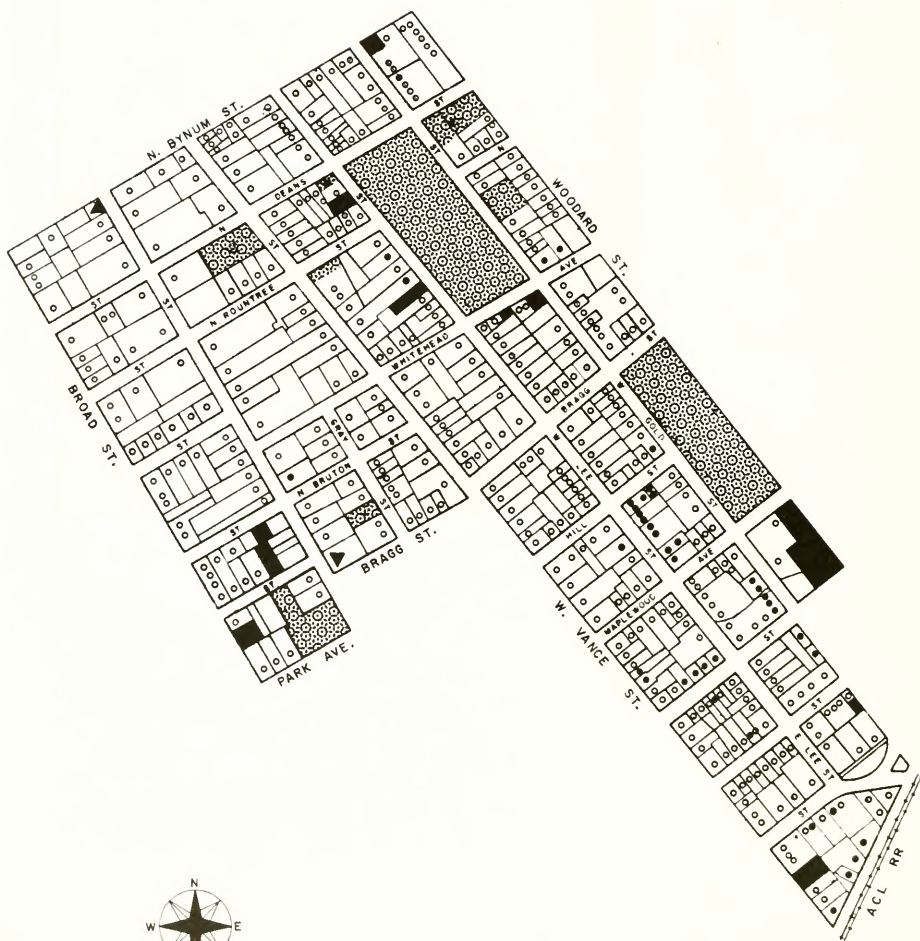
REMEDIAL TREATMENT

A DOWNTOWN IMPROVEMENT COMMITTEE HAS BEEN APPOINTED BY THE CHAMBER OF COMMERCE TO DIRECT A REVITALIZATION PROGRAM FOR THE DOWNTOWN AREA. THIS COMMITTEE IS TO MAKE AN INTENSIVE STUDY OF THE DOWNTOWN AREA AND TO PREPARE A PLAN FOR ITS REVITALIZATION.

THE MOST IMPORTANT FUNCTION OF THE COMMITTEE WILL BE TO ORGANIZE PROPERTY OWNERS AND MERCHANTS AND AT THE SAME TIME COORDINATE WITH THE CITY'S GOVERNMENT SO AS TO ESTABLISH THE MACHINERY NECESSARY TO IMPLEMENT NEEDED PHYSICAL IMPROVEMENTS. THE PREPARATION OF A DOWNTOWN PLAN IS NOTHING NEW; THE SECESSFUL IMPLEMENTATION OF SUCH A PLAN IS.

IT IS ALREADY OBVIOUS THAT ANY REMEDIAL ACTION IN THE CBD WILL INVOLVE THE IMPROVEMENT OR CLEARANCE OF OBSOLETE BUILDINGS, THE PROVISION OF MORE PROPERLY LOCATED PARKING, THE IMPROVEMENT OF ACCESS TO AND CIRCULATION WITHIN THE CBD, THE SEPARATION OF PEDESTRIAN AND VEHICULAR TRAFFIC TO THE EXTENT POSSIBLE AND MANY OTHER PHYSICAL IMPROVEMENTS. WHAT IS NOT SO OBVIOUS BUT EQUALLY AS FUNDAMENTAL TO ANY DOWNTOWN IMPROVEMENT PROGRAM ARE THE NECESSARY POLICY DECISIONS ABOUT ZONING, IMPROVEMENT COST SHARING, STAGING SCHEDULES, AND FINANCING.

THE ALTERNATIVE TO A WELL THOUGHT-OUT PROGRAM OF REMEDIAL ACTION IS SURE TO BE THE CONTINUED DECLINE OF A GREAT PART OF DOWNTOWN WILSON.



○ STANDARD RESIDENTIAL
● SUBSTANDARD RESIDENTIAL



PLANNING DISTRICTS 2 AND 3

LOCATION: NORTH AND WEST OF CENTRAL BUSINESS DISTRICT

BOUNDARIES: WOODARD STREET, PINE STREET, GOLO STREET, ACL RAILROAD, VANCE STREET, BRAGG STREET, NASH STREET, PARK AVENUE, BROAD STREET, RALEIGH ROAD, BYNUM STREET

AREA: 182 ACRES - 3.4 ACRES VACANT

POPULATION: 1960 - 2,050, 1980 - 1,980

MAJOR PROBLEMS: SCATTERED POCKETS OF SUBSTANDARD HOUSING; LACK OF ROOM FOR EXPANSION OF ATLANTIC CHRISTIAN COLLEGE; INADEQUATE RIGHTS-OF-WAY ON MAJOR STREETS

RECOMMENDATION FOR TREATMENT: SPOT CLEARANCE AND REHABILITATION OF STRUCTURES THROUGHOUT THE NEIGHBORHOOD; CODE ENFORCEMENT; LAND ACQUISITION FOR ATLANTIC CHRISTIAN COLLEGE; REDESIGN OF STREETS SYSTEM

PHYSICAL CHARACTERISTICS

EXCEPT FOR ATLANTIC CHRISTIAN COLLEGE AND TWO SMALL COMMERCIAL AREAS, THIS NEIGHBORHOOD IS COMPOSED OF RESIDENTIAL TYPE USES. DURING THE PAST TEN OR SO YEARS, THE NEIGHBORHOOD'S CLOSE-IN LOCATION HAS SERVED AS A DISADVANTAGE. HEAVY TRAFFIC VOLUMES AND INCREASING CONGESTION AROUND THE COLLEGE AND THE CBD HAS DETRACTED FROM PROPERTIES ALONG NASH, BARNES, LEE AND GOLD STREETS. IN ADDITION, THE INSTABILITY OF THE ZONING PATTERN ALONG WEST NASH STREET HAS CREATED A FEELING THAT COMMERCIAL DEVELOPMENT IS LIKELY DURING THE IMMEDIATE FUTURE.

THE STREET SYSTEM IN THE NEIGHBORHOOD IS INADEQUATE. IT IS CHARACTERIZED BY A LACK OF CONTINUOUS ALIGNMENT AND INADEQUATE RIGHTS-OF-WAY. ALSO, THE LACK OF A MAJOR STREET LEADING TO THE CBD FROM THE NORTH CAUSES TRAFFIC TO FILTER THROUGH THE NEIGHBORHOOD ON LOCAL STREETS.

THERE HAVE BEEN ONLY 15 BUILDING PERMITS ISSUED FOR NEW RESIDENTIAL STRUCTURES IN THE NEIGHBORHOOD SINCE 1951. HOWEVER, A NUMBER OF THE LARGER STRUCTURES HAVE BEEN CONVERTED TO MULTI-FAMILY OCCUPANCY. IN A MAJORITY OF THE CASES, THERE HAS NOT BEEN A CORRESPONDING INCREASE IN OFF-STREET PARKING, AND THE NUMBER OF CARS PARKED AT THE CURB IS SERIOUSLY REDUCING THE TRAFFIC CARRYING ABILITY OF CERTAIN STREETS.

THE MOST OUTSTANDING PHYSICAL CHARACTERISTIC OF THE NEIGHBORHOOD IS THE SLOW BUT CLEARLY EVIDENT TRANSITION FROM A ONCE STABLE RESIDENTIAL AREA TO ONE OF GENERALLY SUBSTANDARD CONDITIONS.

HOUSING CONDITIONS

THE NEIGHBORHOOD CONTAINS 437 RESIDENTIAL STRUCTURES PROVIDING APPROXIMATELY 586 DWELLING UNITS. ALL DWELLINGS IN THE NEIGHBORHOOD ARE OCCUPIED BY WHITE PERSONS. AS MENTIONED EARLIER, MANY OF THE RESIDENCES IN THE NEIGHBORHOOD ARE DETERIORATING, ESPECIALLY THOSE LOCATED ADJACENT TO THE COLLEGE AND

THE CBD. OF THE TOTAL RESIDENTIAL STRUCTURES, 41 WERE CONSIDERED AS SUBSTANDARD. THIS REPRESENTS 1.9 PERCENT OF THE TOTAL SUBSTANDARD STRUCTURES IN THE CITY.

THERE ARE 85 MULTI-FAMILY RESIDENTIAL STRUCTURES IN THE NEIGHBORHOOD. MOST OF THESE ARE IN WHAT WERE ONCE SINGLE FAMILY HOMES.

INDICES OF BLIGHT

PRESENTED BELOW IS A SUMMARY OF CERTAIN INDICES USED TO DETERMINE THE PRESENCE OF BLIGHT IN THE NEIGHBORHOOD.

<u>INDEX</u>	<u>NUMBER</u>	<u>PERCENT OF CITY</u>
TUBERCULOSIS CASES	2	8.2
VENEREAL DISEASE CASES	0	0.0
ILLEGITIMATE BIRTHS	0	0.0
FIRE CALLS	21	8.3
SUBSTANDARD RESIDENTIAL STRUCTURES	41	1.9

6.5 PERCENT OF TOTAL POPULATION

3.7 PERCENT OF SELECTED INDICES OF BLIGHT

COMMUNITY FACILITIES

SCHOOLS - WOODARD AND HEARNE SCHOOLS SERVE THE ELEMENTARY SCHOOL STUDENTS IN THE NEIGHBORHOOD. THE HEARNE SCHOOL IS LOCATED WITHIN THE NEIGHBORHOOD AND WOODARD IS ONLY ONE BLOCK FROM THE SOUTHWESTERN PART OF THE NEIGHBORHOOD. (FOR A DISCUSSION OF THE ADEQUACY OF THESE SCHOOLS, SEE PAGE 22). HIGH SCHOOL STUDENTS ATTEND FIKE HIGH SCHOOL, AND JUNIOR HIGH STUDENTS ATTEND COON.

THE FUTURE SCHOOL NEEDS OF THE NEIGHBORHOOD SHOULD BE SERVED ADEQUATELY BY EXISTING SCHOOLS.

RECREATION FACILITIES - THE PLAYFIELD ACROSS FROM THE HEARNE SCHOOL IS THE ONLY PLAY AREA LOCATED WITHIN THE NEIGHBORHOOD. THE RECREATION CENTER AND THE PARK ALONG GOLO PARK ROAD ARE ACCESSIBLE TO RESIDENTS WITHIN THE NEIGHBORHOOD.

ALTHOUGH THE POPULATION OF THE NEIGHBORHOOD IS EXPECTED TO DECREASE SLIGHTLY BY 1980, A NEED FOR SEVERAL SMALL PLAY LOTS WITHIN THE AREA DOES EXIST. OTHER FACILITIES - SANITARY AND STORM SEWER, GAS, AND ELECTRICAL SERVICES ARE AVAILABLE THROUGHOUT THE AREA.

CAUSES OF BLIGHT

A WIDE RANGE OF FACTORS HAS CONTRIBUTED TO THE DEVELOPMENT OF BLIGHT WITHIN THE NEIGHBORHOOD. THE GRADUAL DETERIORATION OF RESIDENTIAL STRUCTURES AROUND ATLANTIC CHRISTIAN COLLEGE IS DUE PARTIALLY TO THE GRADUAL EXPANSION OF THE COLLEGE GROUNDS. RESIDENTIAL LOTS IN THIS AREA ARE SMALL AND IRREGULARLY PLATTED. THESE FACTORS PLUS THE HEAVY TRAFFIC GENERATED BY THE COLLEGE, HAVE CREATED A CLUTTERED ENVIRONMENT FOR A TWO OR THREE BLOCK RADIUS AROUND THE MAIN CAMPUS OF THE COLLEGE.

THE ONLY OTHER CONCENTRATIONS OF BLIGHT IN THE NEIGHBORHOOD ARE LOCATED EAST OF HILL STREET. THIS AREA, LIKE THAT AROUND THE COLLEGE, HAS BEEN GRADUALLY DECLINING IN CHARACTER FOR AN EXTENDED PERIOD OF TIME. HEAVY TRAFFIC ALONG LEE AND GOLD STREETS HAS DETRACTED FROM THE RESIDENTIAL NATURE OF THE AREA. HOWEVER, THESE STREETS OFFER THE BEST ACCESS TO THE INDUSTRIAL AREA ALONG HERRING AVENUE AND MUST BE USED AS MAJOR THOROUGHFARES.

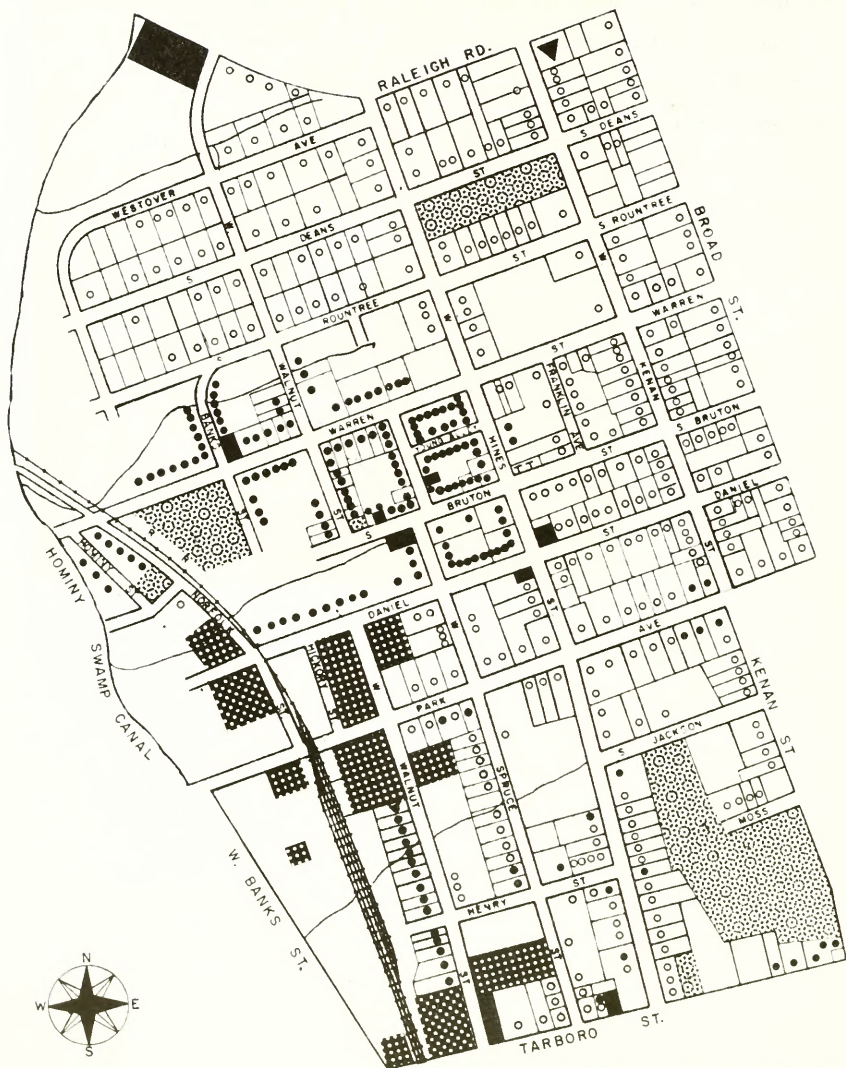
THE FAILURE OF PROPERTY OWNERS WITHIN THE AREA TO PERFORM THE NECESSARY MAINTENANCE ON STRUCTURES IS OBVIOUS AND IS PROBABLY THE PRINCIPAL CAUSE OF BLIGHT THROUGHOUT THE AREA.

REMEDIAL TREATMENT

A PROGRAM OF STRICT CODE ENFORCEMENT BY THE CITY'S INSPECTION DEPARTMENT COUPLED WITH PRIVATELY INITIATED CONSERVATION, RECONDITIONING AND SPOT CLEARANCE ACTIVITIES COULD REVERSE THE PRESENT DOWNWARD TREND WITHIN THE NEIGHBORHOOD. IN ADDITION, A STUDY BY THE COLLEGE OF ITS SPACE NEEDS COULD BE USED AS A GUIDE

FOR IMPROVEMENTS BY PROPERTY OWNERS ADJACENT TO THE COLLEGE GROUNDS.

UNLESS PRIVATELY INITIATED ACTION IS TAKEN WITHIN THE NEAR FUTURE, MUCH OF THE AREA AROUND THE COLLEGE AND EAST OF BRAGG STREET WILL HAVE DETERIORATED TO A POINT WHERE CLEARANCE AND REDEVELOPMENT WILL BE NECESSARY.



○ STANDARD RESIDENTIAL
● SUBSTANDARD RESIDENTIAL



PLANNING DISTRICT 4

LOCATION: SOUTHWEST OF CENTRAL BUSINESS DISTRICT

BOUNDARIES: RALEIGH ROAD, BROAD STREET, PARK AVENUE, KENAN STREET, TARBORO STREET, HOMINEY SWAMP CANAL

AREA: 245 ACRES - 55.6 ACRES VACANT

POPULATION: 1960 - 1,898, 1980 - 1,757

MAJOR PROBLEMS: COMPACT POCKET OF SUBSTANDARD HOUSING; MIXED LAND USE

RECOMMENDATION FOR TREATMENT: CLEARANCE AND REDEVELOPMENT; SPOT CLEARANCE

PHYSICAL CHARACTERISTICS

THIS NEIGHBORHOOD IS CHARACTERIZED BY CONDITIONS OF EXTREME CONTRAST. WITHIN THE CENTER OF THE NEIGHBORHOOD IS A COMPACT POCKET OF SUBSTANDARD HOUSING EQUAL TO THE WORST IN THE CITY. ALONG THE NORFOLK AND SOUTHERN RAILROAD IS A CONCENTRATION OF WAREHOUSES, PETROLEUM BULK STATIONS AND LIGHT INDUSTRIAL USES INTERMIXED WITH SUBSTANDARD HOUSING. APART FROM THESE TWO AREAS, ENVIRONMENTAL CONDITIONS WITHIN THE NEIGHBORHOOD ARE EXCELLENT.

THE STREET PATTERN IN THE NEIGHBORHOOD IS REGULAR; AND EXCEPT FOR HINES STREET, NO MAJOR STREETS PASS THROUGH IT. WITHIN THE SUBSTANDARD PORTION OF THE NEIGHBORHOOD, ALL STREETS ARE UNPAVED. OUTSIDE OF THIS AREA, STREET CONDITIONS ARE GENERALLY GOOD.

THE AREA ALONG THE RAILROAD IS ZONED FOR INDUSTRIAL USE AND SOME ADDITIONAL INDUSTRIAL TYPE DEVELOPMENT CAN BE EXPECTED. SHOULD THIS OCCUR, THE PHYSICAL CHARACTER OF THE AREA ALONG WALNUT STREET SHOULD IMPROVE. IF PROPERLY DEVELOPED, THESE INDUSTRIES SHOULD NOT AFFECT FUTURE RESIDENTIAL DEVELOPMENT WITHIN THE NEIGHBORHOOD.

DURING THE PAST TEN YEARS, 55 NEW RESIDENTIAL STRUCTURES HAVE BEEN BUILT WITHIN THE NEIGHBORHOOD. APPROXIMATELY 20 OF THESE ARE SUBSTANDARD TODAY WHILE THE REMAINDER ARE SUBSTANTIAL STRUCTURES WITHIN A PRICE RANGE OF \$12,000 TO \$20,000. THE OLDER RESIDENTIAL STRUCTURES IN THE NEIGHBORHOOD ARE GENERALLY IN GOOD CONDITION.

HOUSING CONDITIONS

THERE ARE 489 RESIDENTIAL STRUCTURES PROVIDING APPROXIMATELY 565 DWELLING UNITS WITHIN THE NEIGHBORHOOD. OF THE TOTAL STRUCTURES, 319 ARE OCCUPIED BY WHITE PEOPLE AND 170 BY NON-WHITES.

THERE ARE 189 SUBSTANDARD RESIDENTIAL STRUCTURES IN THE NEIGHBORHOOD. THIS FIGURE REPRESENTS 9.0 PERCENT OF THE CITY'S TOTAL SUBSTANDARD STRUCTURES.

APART FROM THE HIGHLY CONCENTRATED POCKET OF SUBSTANDARD HOUSING WITHIN THE CENTER OF THE NEIGHBORHOOD, TWO SMALLER CONCENTRATIONS OF FIVE HOUSES EACH ARE LOCATED AT THE INTERSECTIONS OF KENAN STREET WITH PARK AVENUE AND TARBORO STREET.

INDICES OF BLIGHT

PRESENTED BELOW IS A SUMMARY OF CERTAIN INDICES USED TO DETERMINE THE PRESENCE OF BLIGHT IN THE DISTRICT.

<u>INDEX</u>	<u>NUMBER</u>	<u>PERCENT OF CITY</u>
TUBERCULOSIS CASES	0	0.0
VENEREAL DISEASE CASES	4	4.1
ILLEGITIMATE BIRTHS	8	7.1
FIRE CALLS	16	6.3
SUBSTANDARD RESIDENTIAL STRUCTURES	189	9.0

7.3 PERCENT OF CITY'S POPULATION

5.2 PERCENT OF SELECTED INDICES OF BLIGHT

COMMUNITY FACILITIES

SCHOOLS - WOODARD SCHOOL IS LOCATED WITHIN THE NEIGHBORHOOD AND SERVES THE WHITE ELEMENTARY AGE STUDENTS. (FOR A DISCUSSION OF THE ADEQUACY OF THIS SCHOOL, SEE PAGE 22). NEGRO ELEMENTARY STUDENTS ATTEND ADAMS ELEMENTARY SCHOOL. THIS SCHOOL IS LOCATED MORE THAN A MILE FROM THE NEGRO RESIDENTIAL AREA WITHIN THE NEIGHBORHOOD. IN ADDITION, THE SCHOOL IS POORLY LOCATED AND OVERCROWDED. IN 1960, THERE WAS AN AVERAGE OF 43 STUDENTS PER CLASSROOM IN THE SCHOOL. THE SCHOOL'S LOCATION AT THE INTERSECTION OF THE TWO RAILROADS AND ACROSS FROM THE FERTILIZER PLANT DETRACTS FROM ITS UTILITY. THE SCHOOL BUILT IN 1958 HAS A SITE OF 3.7 ACRES AND AN ENROLLMENT OF APPROXIMATELY 430 STUDENTS.

BEFORE ANY ACTION TO BETTER THE NEGRO SCHOOL FACILITIES FOR STUDENTS IN THE NEIGHBORHOOD IS TAKEN, THE POSSIBILITY OF CLEARANCE AND REDEVELOPMENT FOR THE NEGRO SLUM AREA SHOULD BE INVESTIGATED. A RELOCATION PROGRAM WOULD ELIMINATE THE NEED FOR AN ADDITIONAL SCHOOL IN THE NEIGHBORHOOD.

C. L. COON JUNIOR HIGH SCHOOL IS LOCATED WITHIN THE NEIGHBORHOOD AND IS EASILY ACCESSIBLE TO ALL JUNIOR HIGH SCHOOL STUDENTS. SHOULD A NEW JUNIOR HIGH SCHOOL BE BUILT, THIS SCHOOL COULD BE CONVERTED INTO AN ELEMENTARY SCHOOL. THIS WOULD REDUCE THE LOAD ON WOODARD SCHOOL.

WHITE HIGH SCHOOL STUDENTS ATTEND FIKE, AND NEGRO JUNIOR HIGH AND SENIOR HIGH SCHOOL STUDENTS ATTEND DARDEN SCHOOL.

RECREATION FACILITIES - THE COMMUNITY RECREATION CENTER IS ADJACENT TO THE NEIGHBORHOOD AND IS EASILY ACCESSIBLE TO THE NEIGHBORHOOD'S RESIDENTS. IN ADDITION, THE FACILITIES AT WOODARD AND COON SCHOOLS ARE AVAILABLE.

NEGRO FACILITIES CONSIST OF THE RECREATION AREA AT THE INTERSECTION OF WARREN AND BANKS STREETS. THIS FACILITY IS WELL LOCATED. HOWEVER, DURING PERIODS OF BAD WEATHER, POOR DRAINAGE RENDERS THIS FACILITY ALMOST USELESS.

OTHER FACILITIES - SANITARY AND STORM SEWER, WATER, GAS, AND ELECTRICAL FACILITIES ARE AVAILABLE THROUGHOUT THE AREA.

CAUSES OF BLIGHT

INADEQUATE ORIGINAL CONSTRUCTION, HIGH STRUCTURAL DENSITY, AND THE ABSENCE OF EVEN NOMINAL MAINTENANCE APPEAR TO HAVE BEEN THE PRINCIPAL CAUSES OF BLIGHT WITHIN THE NEIGHBORHOOD.

AS MENTIONED PREVIOUSLY, APPROXIMATELY 20 STRUCTURES LESS THAN TEN YEARS OLD ARE PRESENTLY CONSIDERED TO BE SUBSTANDARD FROM A STRUCTURAL STANDPOINT. ALL OF THESE STRUCTURES ARE LOCATED ON SMALL LOTS IN BLOCKS WITH A HIGH

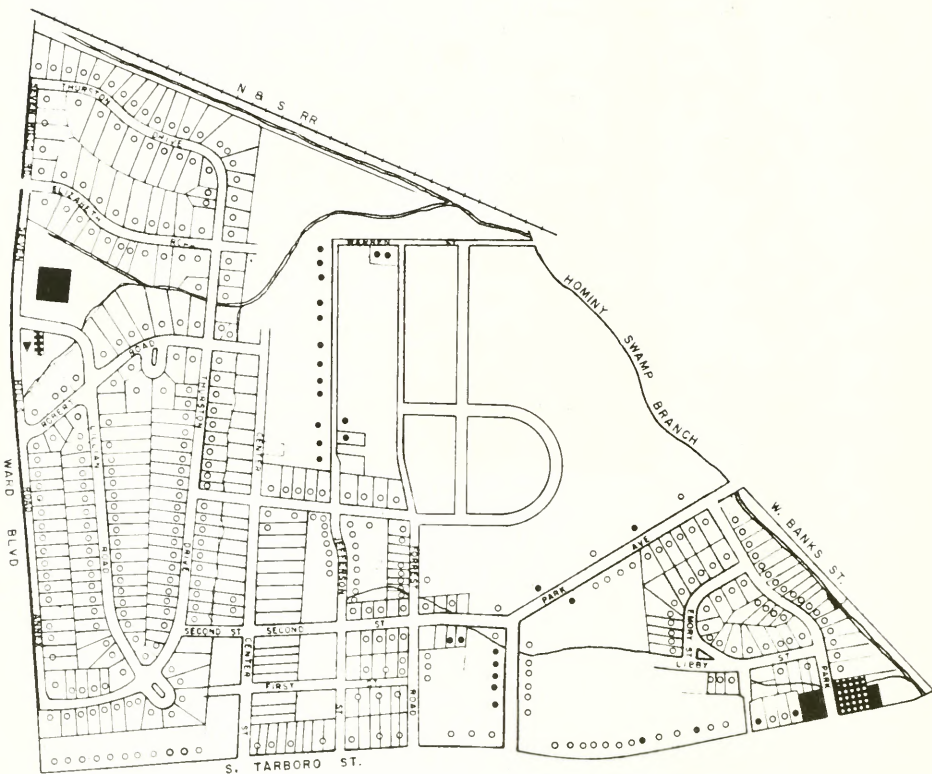
STRUCTURAL DENSITY. SINCE THEIR CONSTRUCTION, THE MINIMUM LOT SIZE REQUIREMENT HAS BEEN INCREASED FROM 5,000 TO 6,000 SQUARE FEET. THIS INCREASE WILL HELP SOME, BUT IT APPEARS THAT ANY NEW STRUCTURES BUILT WITHIN THE PRESENTLY BLIGHTED AREA WILL SUFFER FROM PRESENT CONOITIONS.

EXTERNAL FACTORS, SUCH AS THROUGH TRAFFIC, ARE NOT PRESENT IN THE NEIGHBORHOOD AND HAVE HAD NO ADOVERSE AFFECT ON THE AREA.

THE LACK OF SAFE AND SANITARY HOUSING FOR THE NEGRO POPULATION OF THE COMMUNITY HAS BEEN A FACTOR IN THE CONTINUED DEVELOPMENT OF SUBSTANDARD AREAS THROUGHOUT THE COMMUNITY. IF NEW LAND FOR NEGRO RESIDENTIAL DEVELOPMENT IS MADE AVAILABLE EAST OF U. S. HIGHWAY 301 AND THROUGH REDEVELOPMENT, THE TREND FOR THE CONTINUOUS DEVELOPMENT OF SLUM AREAS MAY BE ARRESTED.

REMEDIAL TREATMENT

THE ONLY LOGICAL TREATMENT FOR THE LARGE AREA OF SUBSTANDARD HOUSING IN THE NEIGHBORHOOD IS COMPLETE CLEARANCE AND REDEVELOPMENT. IN ADDITION, SPOT CLEARANCE OF APPROXIMATELY TEN OTHER STRUCTURES IS NECESSARY. APART FROM THIS, THE ONLY OTHER RENEWAL ACTIVITY SHOULD BE NORMAL CODE ENFORCEMENT BY THE CITY'S INSPECTION DEPARTMENT.



- STANDARD RESIDENTIAL
- SUBSTANDARD RESIDENTIAL





PLANNING DISTRICT 5

LOCATION: NORTH OF WARD BOULEVARD, WEST OF TARBORO STREET

BOUNDARIES: HOMINY SWAMP CANAL, TARBORO STREET, WARD BOULEVARD, NORFOLK AND SOUTHERN RAILROAD

AREA: 229 ACRES - 83.2 VACANT

POPULATION: 1960 - 1,358, 1980 - 1,834

MAJOR PROBLEMS: SMALL POCKET OF SUBSTANDARD RESIDENTIAL STRUCTURES ALONG JEFFERSON STREET; LACK OF RECREATION SPACE WITHIN INTERIOR OF DISTRICT.

RECOMMENDATION FOR TREATMENT: SPOT CLEARANCE; NORMAL CODE ENFORCEMENT

PHYSICAL CHARACTERISTICS

APART FROM TWO SMALL AREAS, THE ENVIRONMENT OF THIS DISTRICT IS COMPLETELY RESIDENTIAL IN CHARACTER. PAST RESIDENTIAL DEVELOPMENT HAS CONSISTED OF HOMES IN THE \$11,000 TO \$15,000 PRICE RANGE. DURING THE PAST YEAR, A 90-UNIT WHITE PUBLIC HOUSING PROJECT HAS BEEN CONSTRUCTED WITHIN THE DISTRICT. THIS PROJECT IS COMPOSED OF TWO-FAMILY DUPLEXES, AND ITS APPEARANCE IS EXCELLENT. APPROXIMATELY 65 PERCENT OF THE PRIVATE RESIDENTIAL STRUCTURES WITHIN THE DISTRICT WERE BUILT DURING THE PAST TEN YEARS.

TWO SMALL CONCENTRATIONS OF SUBSTANDARD HOUSES ARE LOCATED IN THE DISTRICT. APART FROM THESE, STRUCTURAL CONDITIONS IN THE DISTRICT ARE EXCELLENT.

THE STREET SYSTEM OF THE DISTRICT IS EXCELLENT, AND NO MAJOR STREETS PASS DIRECTLY THROUGH IT. APART FROM THE TWO POCKETS OF SUBSTANDARD HOUSES, THERE DOES NOT APPEAR TO BE ANY DELETERIOUS INFLUENCES PRESENT WHICH MIGHT DETRACT FROM THE CONTINUED SOUNDNESS OF THIS DISTRICT.

HOUSING CONDITIONS

THE NEIGHBORHOOD CONTAINS 384 PRIVATELY OWNED RESIDENTIAL STRUCTURES WHICH PROVIDE APPROXIMATELY 392 DWELLING UNITS. IN ADDITION, THERE ARE 90 PUBLIC HOUSING UNITS IN THE DISTRICT. DURING THE PAST TEN YEARS, 252 RESIDENTIAL STRUCTURES HAVE BEEN BUILT IN THE DISTRICT. THIS REPRESENTS 65.6 PERCENT OF THE TOTAL STRUCTURES WITHIN THE UNIT. OF THE 384 RESIDENTIAL STRUCTURES, 368 ARE OCCUPIED BY WHITE AND 16 BY NON-WHITE POPULATION.

THERE ARE 30 SUBSTANDARD RESIDENTIAL STRUCTURES IN THE DISTRICT WHICH REPRESENT 1.4 PERCENT OF THE CITY'S TOTAL. OF THESE, 16 ARE OCCUPIED BY NON-WHITE AND 14 BY WHITE POPULATION. THE 16 NON-WHITE SUBSTANDARD STRUCTURES ARE CONCENTRATED IN ONE POCKET ALONG JEFFERSON STREET. THE 14 WHITE SUBSTANDARD STRUCTURES ARE LOCATED IN THE NORTHERN PART OF THE DISTRICT ALONG TARBORO STREET AND PARK AVENUE. NONE OF THE SUBSTANDARD STRUCTURES WERE BUILT DURING THE PAST TEN YEARS.

THE AREA ALONG TARBORO STREET BETWEEN PARK DRIVE AND PARK AVENUE CONTAINS THE OLDEST HOMES IN THE DISTRICT; AND AT THE PRESENT, THERE ARE 17 HOMES IN THIS AREA. FOUR OF THESE ARE CONSIDERED TO BE SUBSTANDARD, AND SEVERAL OF THE OTHERS ARE OBVIOUSLY DETERIORATING TO A POINT WHERE THEY SOON WILL BE. THE AREA IS ZONED RESIDENTIAL AND SHOULD CONTINUE SO. BOTH PRIVATE AND PUBLIC EFFORTS SHOULD BE MADE TO REVERSE THE PRESENT DOWNWARD TREND IN THIS AREA. THESE EFFORTS SHOULD INVOLVE SPOT CLEARANCE OF SEVERAL STRUCTURES AND THE COMPLETE OVERHAUL OF SEVERAL MORE.

INDICES OF BLIGHT

PRESENTED BELOW IS A SUMMARY OF CERTAIN INDICES USED TO DETERMINE THE PRESENCE OF BLIGHT IN THE DISTRICT.

<u>INDEX</u>	<u>NUMBER</u>	<u>PERCENT OF CITY</u>
TUBERCULOSIS CASES	0	0.0
VENEREAL DISEASE CASES	0	0.0
ILLEGITIMATE BIRTHS	1	0.9
FIRE CALLS	2	0.8
SUBSTANDARD RESIDENTIAL STRUCTURES	30	1.8
5.0 PERCENT OF CITY'S POPULATION		
0.5 PERCENT OF SELECTED INDICES OF BLIGHT		

COMMUNITY FACILITIES

SCHOOLS - THERE ARE NO SCHOOLS LOCATED WITHIN THE DISTRICT. ELEMENTARY STUDENTS ATTEND THE WOODARD AND WINSTEAD SCHOOLS. BOTH OF THESE SCHOOLS ARE LOCATED APPROXIMATELY THREE-QUARTERS OF A MILE FROM THE CENTER OF THE DISTRICT. THE ADEQUACY OF THE WOODARD SCHOOL IS DISCUSSED ON PAGE 22. THE WINSTEAD SCHOOL, BUILT IN 1922, HAD AN ENROLLMENT OF 825 IN JANUARY, 1960, WITH AN AVERAGE OF 36 STUDENTS PER CLASSROOM. IN ADDITION TO BEING OVERCROWDED, THE SCHOOL HAS A

SMALL SITE OF 4.4 ACRES LOCATED AT WARD BOULEVARD AND DOWNING STREET. THE MAIN BUILDING OF THE SCHOOL IS LOCATED APPROXIMATELY 30 FEET FROM THE EDGE OF THE WARD BOULEVARD PAVEMENT AND IS DIRECTLY ACROSS DOWNING STREET FROM A PROPOSED SHOPPING CENTER. THIS SHOPPING CENTER SITE WAS RECENTLY REZONED FROM RESIDENTIAL TO COMMERCIAL.

AN ELEMENTARY SCHOOL IS THE MOST PRESSING COMMUNITY FACILITY NEED IN THE DISTRICT. AN EXCELLENT LOCATION FOR A SCHOOL IS AVAILABLE IMMEDIATELY TO THE SOUTHWEST OF THE PUBLIC HOUSING PROJECT. THE LAND DEVELOPMENT PLAN PROPOSES A SCHOOL IN THIS AREA. THIS AREA IS THE ONLY REMAINING AVAILABLE LAND IN THE DISTRICT AND SHOULD BE ACQUIRED BY THE SCHOOL BOARD. IN ADDITION TO PROVIDING A SCHOOL, THE PURCHASE OF THIS LAND WOULD PERMIT THE DEMOLISHING OF SIXTEEN OF THE THIRTY SUBSTANDARD RESIDENCES IN THE DISTRICT. THESE SIXTEEN STRUCTURES ARE LITTLE MORE THAN SHACKS AND COULD BE ACQUIRED INEXPENSIVELY.

THE SMALL NUMBER OF NEGRO ELEMENTARY SCHOOL STUDENTS ATTEND ADAMS SCHOOL.

JUNIOR HIGH SCHOOL STUDENTS ATTEND EITHER COON OR DARREN SCHOOLS. HIGH SCHOOL STUDENTS ATTEND DARREN AND FIFE HIGH SCHOOLS.

RECREATION FACILITIES - THERE ARE NO PUBLIC RECREATION FACILITIES IN THE DISTRICT AT THE PRESENT TIME. RECENT PLANS CALL FOR A SMALL PARK TO BE DEVELOPED BETWEEN THE PUBLIC HOUSING PROJECT AND THE HOMINY SWAMP CANAL. THIS PARK WILL SERVE THE PROJECT ADEQUATELY. THE FLEMING STADIUM FACILITIES ARE ADJACENT TO THE DISTRICT AND EASILY ACCESSIBLE TO OLDER CHILDREN.

A DEFINITE NEED FOR RECREATION FACILITIES FOR PRE-SCHOOL CHILDREN EXISTS IN THE DISTRICT. SHOULD A NEW SCHOOL BE BUILT IN THE DISTRICT, A PORTION OF ITS SITE COULD BE SEGREGATED FOR PRE-SCHOOL CHILDREN. THIS REPRESENTS ABOUT THE ONLY OPPORTUNITY TO MEET THIS NEED.

OTHER FACILITIES - SANITARY AND STORM SEWER, PUBLIC WATER, GAS, AND ELECTRICAL FACILITIES ARE AVAILABLE THROUGHOUT THE DISTRICT.

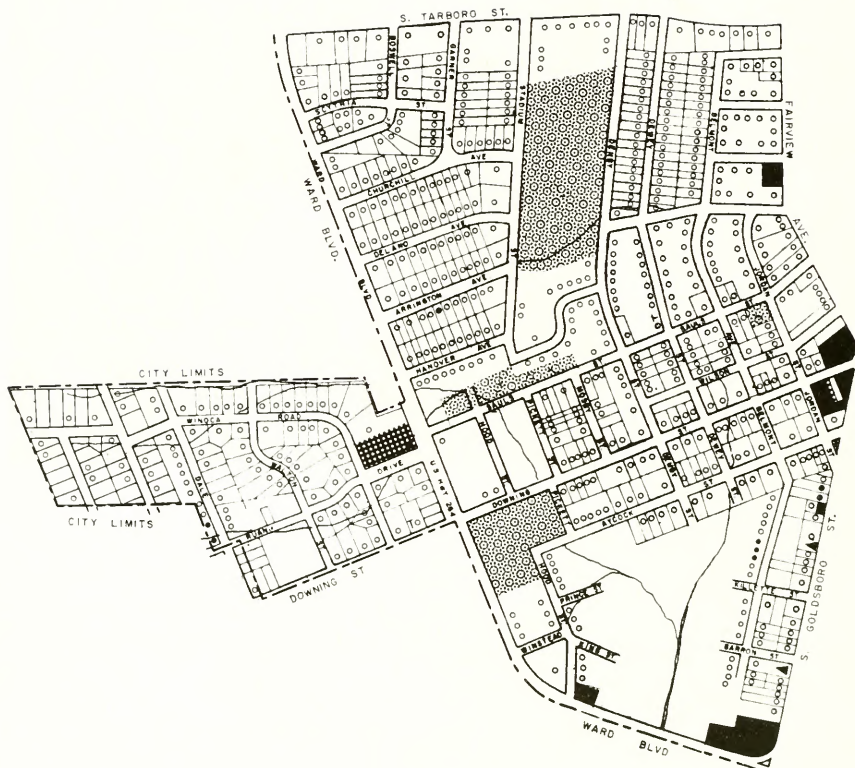
CAUSES OF BLIGHT

THE ONLY EVIDENT CAUSES OF BLIGHT ARE INADEQUATE ORIGINAL CONSTRUCTION AND A LACK OF NOMINAL MAINTENANCE.

THE 16 SUBSTANDARD STRUCTURES ALONG JEFFERSON STREET WERE INADEQUATELY CONSTRUCTED AND HAVE RECEIVED PRACTICALLY NO MAINTENANCE. THE OTHER 14 SUBSTANDARD STRUCTURES ARE MOSTLY LARGE FRAME HOUSES WHICH HAVE RECEIVED POOR MAINTENANCE.

REMEDIAL TREATMENT

THE CLEARANCE OF THE SIXTEEN BADLY BLIGHTED RESIDENCES ALONG JEFFERSON STREET AND THE SPOT CLEARANCE OR REHABILITATION OF THE OTHER FOURTEEN SUBSTANDARD STRUCTURES IS THE PRINCIPAL REMEDIAL ACTION NEEDED IN THE DISTRICT. APART FROM THIS, NORMAL CODE ENFORCEMENT BY THE CITY'S INSPECTION DEPARTMENT IS THE ONLY OTHER REQUIRED REMEDIAL ACTION.



- STANDARD RESIDENTIAL
- SUBSTANDARD RESIDENTIAL



PLANNING DISTRICT 6

LOCATION: SOUTH OF FIVE POINTS

BOUNDARIES: FAIRVIEW AVENUE, GOLOSBORO STREET, WARO BOULEVARD, CITY LIMITS,
TARBORO STREET

AREA: 261 ACRES - 40.7 VACANT

POPULATION: 1960 - 2,205, 1980 - 2,172

MAJOR PROBLEMS: CONFLICT BETWEEN RESIDENTIAL AND COMMERCIAL USES, POOR
DRAINAGE AROUND FLEMMING STADIUM AREA.

RECOMMENDATION FOR TREATMENT: SPOT CLEARANCE OF SUBSTANDARD RESIDENCES; STRICT
CODE ENFORCEMENT; STABILIZE ZONING PATTERN

PHYSICAL CHARACTERISTICS

THIS DISTRICT IS COMPOSED ALMOST ENTIRELY OF SINGLE-FAMILY RESIDENTIAL STRUCTURES BUILT SINCE 1945. THERE ARE FOUR SEPARATE AREAS ZONED COMMERCIAL ALONG THE BOUNDARY STREETS OF THE DISTRICT. OF THESE FOUR AREAS, FIVE POINTS IS THE ONLY ONE PRESENTLY DEVELOPED.

HOUSES WITHIN THE OLDER PORTIONS OF THE DISTRICT ARE PRIMARILY OF FRAME-TYPE CONSTRUCTION IN THE GENERAL PRICE RANGE OF \$10,000 TO \$12,000. THERE IS SOME EVIDENCE OF POOR MAINTENANCE, BUT THE VAST MAJORITY OF THE HOUSES IN THE DISTRICT ARE WELL KEPT. THE RESIDENTIAL AREA IMMEDIATELY SOUTH OF FIVE POINTS AND ALONG GOLOSBORO STREET SUFFERS FROM ITS CLOSE PROXIMITY TO BUSINESS USES. HOUSES IN THESE AREAS ARE THE OLDEST IN THE DISTRICT AND HAVE SUFFERED MOST FROM POOR MAINTENANCE.

STREET CONDITIONS IN THE DISTRICT ARE GOOD WITH ONLY FOUR BLOCKS OF UNPAVED STREETS PRESENT.

AUTOMOBILE TRAFFIC GENERATED BY ATHLETIC EVENTS AT FLEMING STADIUM DETRACTS TO SOME EXTENT FROM ADJACENT RESIDENCES. HOWEVER, THE STREET ORIENTATION AROUND THE STADIUM IS DESIGNED TO PROVIDE MAXIMUM PROTECTION.

HOUSING CONDITIONS

THERE ARE 622 RESIDENTIAL STRUCTURES PROVIDING APPROXIMATELY 641 DWELLING UNITS. ALL RESIDENTIAL STRUCTURES ARE OCCUPIED BY WHITE POPULATION. DURING THE PERIOD FROM JULY 1, 1951 TO JULY 1, 1961, 261 RESIDENTIAL STRUCTURES WERE BUILT WITHIN THE DISTRICT. THIS REPRESENTS 15.5 PERCENT OF THE CITY'S TOTAL RESIDENTIAL CONSTRUCTION DURING THE TEN YEAR PERIOD.

THE LAND USE SURVEY REVEALED ONLY FIVE SUBSTANDARD RESIDENTIAL STRUCTURES WITHIN THE DISTRICT. THIS REPRESENTS 0.3 PERCENT OF THE CITY'S TOTAL SUBSTANDARD STRUCTURES. IN ADDITION TO THESE FIVE, A NUMBER OF STRUCTURES AROUND THE FIVE POINTS' AREA AND ALONG GOLOSBORO STREET WILL SOON BE SUBSTANDARD IF NOT UPGRADED.

THE ENTIRE AREA INCLUDED WITHIN THE DISTRICT IS ZONED SO AS TO PERMIT MULTI-FAMILY DWELLINGS. HOWEVER, MOST OF THE HOMES IN THE DISTRICT ARE LOCATED ON LOTS WHICH DO NOT MEET THE ZONING REQUIREMENTS FOR MULTI-FAMILY DWELLINGS. THE CITY'S INSPECTION DEPARTMENT SHOULD MAINTAIN RIGID DWELLING DENSITY STANDARDS WITHIN THE OLDER BUILT-UP AREAS OF THE DISTRICT. TO A LARGE EXTENT, THE LEVEL OF GOVERNMENTAL SERVICE PROVIDED THIS AREA OF THE COMMUNITY WILL DETERMINE ITS FUTURE DESIRABILITY.

INDICES OF BLIGHT

PRESENTED BELOW IS A SUMMARY OF CERTAIN INDICES USED TO DETERMINE THE PRESENCE OF BLIGHT IN THE DISTRICT.

<u>INDEX</u>	<u>NUMBER</u>	<u>PERCENT OF CITY</u>
TUBERCULOSIS CASES	0	0.0
VENEREAL DISEASE CASES	0	0.0
ILLEGITIMATE BIRTHS	0	0.0
FIRE CALLS	16	6.3
SUBSTANDARD RESIDENTIAL STRUCTURES	5	0.3

8.1 PERCENT OF CITY'S POPULATION

1.3 PERCENT OF SELECTED INDICES OF BLIGHT

COMMUNITY FACILITIES

SCHOOLS - THE WINSTEAD ELEMENTARY SCHOOL IS LOCATED WITHIN THE DISTRICT AND SERVES THE DISTRICT'S ELEMENTARY STUDENTS. THIS SCHOOL HAS AN EXCESSIVE NUMBER OF STUDENTS PER CLASSROOM AND AN INADEQUATE SITE. (SEE PAGE 37).

SHOULD A NEW ELEMENTARY SCHOOL BE CONSTRUCTED IN PLANNING DISTRICT 5, THE NUMBER OF STUDENTS ATTENDING WINSTEAD SCHOOL COULD BE REDUCED. THIS APPEARS TO BE THE LOGICAL SOLUTION TO THE ELEMENTARY SCHOOL NEEDS OF DISTRICTS 5 AND 6. SHOULD THIS OCCUR, THE WINSTEAD SCHOOL WOULD SERVE ADEQUATELY THE SCHOOL NEEDS OF DISTRICT 6.

JUNIOR HIGH SCHOOL STUDENTS ATTEND C. L. COON SCHOOL AND HIGH SCHOOL STUDENTS ATTEND FIKE. THERE ARE NO NEGRO STUDENTS WITHIN THE DISTRICT.

RECREATION FACILITIES - FLEMING STADIUM AND FIVE POINTS PARK ARE LOCATED WITHIN THE DISTRICT. IN ADDITION, THE PLAYGROUND FACILITIES AT WOODARD SCHOOL ARE AVAILABLE. DURING THE SUMMER, A FULL PROGRAM OF ACTIVITIES IS PROVIDED AT THE STADIUM. THIS FACILITY PLUS THOSE AT THE SCHOOL AND THE PARK ADEQUATELY SERVE THE RECREATION NEEDS OF THE DISTRICT.

OTHER FACILITIES - SANITARY SEWER, WATER, GAS, AND ELECTRICAL FACILITIES ARE AVAILABLE THROUGHOUT THE DISTRICT. IMPROVEMENT IN THE STORM DRAINAGE SYSTEM IN THE CENTRAL PART OF THE DISTRICT IS BADLY NEEDED. THE DRAINAGE WAY FOR THIS AREA CONSISTS OF AN OPEN DITCH WHICH IS PIPED UNDER WARD BOULEVARD. THE CHANNEL OF THIS FACILITY IS INADEQUATE AND CAUSES WATER TO BACK UP DURING PERIODS OF HEAVY RAINFALL.

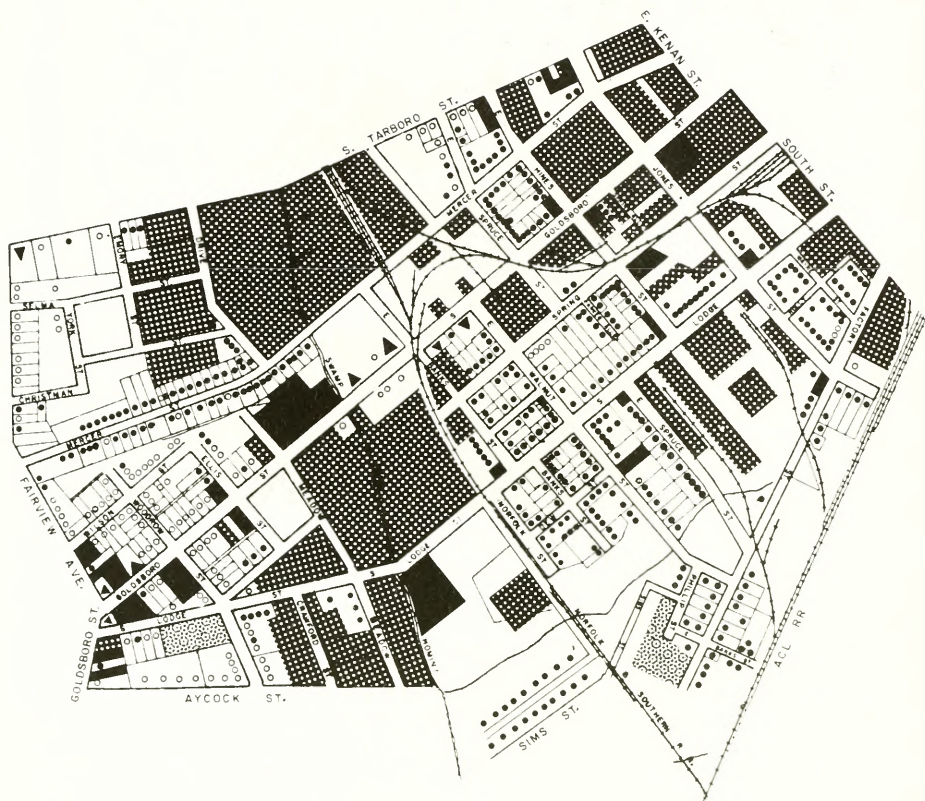
CAUSES OF BLIGHT

THE PRINCIPAL CAUSES OF BLIGHT WITHIN THE DISTRICT ARE THE LACK OF PROPER MAINTENANCE AND THE BASIC CONFLICT BETWEEN COMMERCIAL AND RESIDENTIAL USES. WHILE ONLY TWO OF THE RESIDENTIAL STRUCTURES ALONG GOLDSBORO STREET ARE SUBSTANDARD, IT IS OBVIOUS THAT ENVIRONMENTAL CONDITIONS ALONG THE STREET AND AROUND THE FIVE POINTS' BUSINESS AREA ARE BELOW STANDARD IN THE REMAINDER OF THE DISTRICT. THIS GRADUAL DETERIORATION HAS RESULTED FROM THE INCREASED TRAFFIC ALONG GOLDSBORO STREET AND A LACK OF MAINTENANCE.

REMEDIAL TREATMENT

THE ONLY BLIGHT PRESENT IS LOCATED AROUND THE FIVE POINTS' AREA AND ALONG OR NEARBY GOLDSBORO STREET. PRIMARILY, THIS BLIGHT IS ENVIRONMENTAL RATHER THAN STRUCTURAL. THE OLDER HOMES IN THIS AREA HAVE BEEN SUBJECT TO THE BUSINESS ACTIVITY AND THE INCREASED TRAFFIC ALONG GOLDSBORO STREET.

THROUGH BETTER MAINTENANCE AND THE REMOVAL OF JUNK AND TRASH COLLECTION FROM MOST OF THE LOTS IN THESE AREAS, CONDITIONS COULD BE IMPROVED. APART FROM A GENERAL CLEAN-UP CAMPAIGN AND LIMITED STRUCTURAL CLEARANCE, THE ONLY REMEDIAL TREATMENT NEEDED IS THE FULL DEVELOPMENT OF THE AREA PRESENTLY ZONED FOR BUSINESS ALONG GOLOSBORO STREET. THIS WOULD REDUCE THE RESIDENTIAL-COMMERCIAL CONFLICT.





PLANNING DISTRICT 7

LOCATION: SOUTHEAST OF CENTRAL BUSINESS DISTRICT

BOUNDARIES: KENAN STREET, SOUTH STREET, ACL RAILROAD, NORFOLK AND SOUTHERN RAILROAD, MALPASS DRIVE, AYCOCK STREET, FAIRVIEW AVENUE, TARBORO STREET

AREA: 279.2 ACRES - 46.2 VACANT

POPULATION: 1960 - 2,331, 1980 - 1,760

MAJOR PROBLEMS: CONCENTRATION OF SUBSTANDARD HOUSING; MIXED LAND USES

RECOMMENDATION FOR TREATMENT: CLEARANCE AND REDEVELOPMENT

PHYSICAL CHARACTERISTICS

CONDITIONS WITHIN THIS DISTRICT ARE AMONG THE CITY'S WORST. THE DISTRICT IS CHARACTERIZED BY MIXED INDUSTRIAL, COMMERCIAL AND RESIDENTIAL LAND USES, FOUR POCKETS OF COMPACT RESIDENTIAL SLUMS, AND POOR STREET CONDITIONS AND LAYOUT. WITHIN THE DISTRICT, THERE IS NO SINGLE AREA FREE FROM ONE OR MORE INDEX OR BLIGHT. THE AREA TO THE SOUTH OF MEADOW STREET IS NOT AS BLIGHTED AS THE REMAINDER OF THE DISTRICT; BUT APART FROM ONE OR TWO BLOCKS ALONG FAIRVIEW AVENUE, THIS AREA IS CLEARLY IN A STATE OF TRANSITION FROM STANDARD TO SUB-STANDARD CONDITIONS. THIS IS DUE LARGELY TO THE EXPANSION OF THE FIVE POINTS BUSINESS AREA AND A GENERAL LACK OF MAINTENANCE. IN ADDITION, THERE IS A ROW OF 56 SUBSTANDARD STRUCTURES ALONG BOTH SIDES OF MERCER STREET WHICH EXTEND DOWN INTO THIS AREA. AS LONG AS THESE STRUCTURES REMAIN, IT IS NOT LIKELY THAT THE "DOWNWARD" TREND WILL BE REVERSED.

AT THE PRESENT, THERE IS A 50-UNIT NEGRO PUBLIC HOUSING PROJECT BEING CONSTRUCTED JUST WEST OF THE INTERSECTION OF THE ACL AND NORFOLK AND SOUTHERN RAILROADS. THE LAND INCLUDED WITHIN THIS PROJECT AND THE AREA DISCUSSED IN THE PRECEDING PARAGRAPH ARE THE ONLY AREAS PRESENTLY ZONED RESIDENTIAL WITHIN THE DISTRICT. THE HOUSING PROJECT IS BOUNDED BY INDUSTRIAL USES ON TWO SIDES, ONE OF WHICH IS A FERTILIZER PLANT, AND BY SUBSTANDARD RESIDENTIAL STRUCTURES ON THE OTHER TWO SIDES. IT APPEARS THAT THE BEST SOLUTION TO IMPROVING THE ENVIRONMENTAL CONDITIONS AROUND THE PROJECT IS FOR ITS AREA TO BE INCREASED. THE ZONING ORDINANCE DOES NOT PERMIT RESIDENCES TO BE BUILT IN INDUSTRIAL DISTRICTS, AND IT APPEARS THAT THIS IS THE MOST APPROPRIATE ZONING CLASSIFICATION FOR THE LAND AROUND THE PROJECT. THEREFORE, THE DEVELOPMENT OF A BUFFER AREA AROUND THE PROJECT SEEMS TO BE THE MOST FEASIBLE SOLUTION.

HOUSING CONDITIONS

THERE ARE 489 RESIDENTIAL STRUCTURES PROVIDING APPROXIMATELY 590 DWELLING UNITS WITHIN THE DISTRICT. OF THE TOTAL STRUCTURES, 342 ARE OCCUPIED BY NON-WHITE AND 147 BY WHITE POPULATION. WITHIN THE DISTRICT, APPROXIMATELY 77 PERCENT OR 377 OF THE RESIDENTIAL STRUCTURES ARE IN A SUBSTANDARD CONDITION.

SUBSTANDARD RESIDENTIAL STRUCTURES ARE LOCATED THROUGHOUT THE DISTRICT. THE TYPICAL RESIDENTIAL STRUCTURE WITHIN THE DISTRICT IS UNPAINTED, OF FRAME CONSTRUCTION, AND AT LEAST 20 YEARS OLD. DURING THE TEN-YEAR PERIOD, FROM JULY 1, 1951 TO JULY 1, 1961, ONLY 29 RESIDENTIAL STRUCTURES, REPRESENTING 1.7 PERCENT OF THE CITY'S TOTAL CONSTRUCTION FOR THAT PERIOD, WERE BUILT WITHIN THE DISTRICT.

INDICES OF BLIGHT

PRESENTED BELOW IS A SUMMARY OF CERTAIN INDICES USED TO DETERMINE THE PRESENCE OF BLIGHT IN THE DISTRICT.

<u>INDEX</u>	<u>NUMBER</u>	<u>PERCENT OF CITY</u>
TUBERCULOSIS CASES	4	16.7
VENEREAL DISEASE CASES	21	21.7
ILLEGITIMATE BIRTHS	18	16.1
FIRE CALLS	30	11.8
SUBSTANDARD RESIDENTIAL STRUCTURES	377	18.2

8.2 PERCENT OF CITY'S POPULATION

17.1 PERCENT OF SELECTED INDICES OF BLIGHT

COMMUNITY FACILITIES

SCHOOLS - ADAMS ELEMENTARY SCHOOL IS LOCATED WITHIN THE DISTRICT AND IS ATTENDED BY THE DISTRICT'S NEGRO ELEMENTARY SCHOOL STUDENTS. AS INDICATED ON PAGE 32 , THIS SCHOOL IS OVERCROWDED AND IS LOCATED ON AN INADEQUATE SITE.

AT THE PRESENT, THE SCHOOL IS EASILY ACCESSIBLE TO MOST OF THE STUDENTS WITHIN THE DISTRICT. IT IS LIKELY, HOWEVER, THAT AFTER THE PUBLIC HOUSING PROJECT IS COMPLETED THAT SOME STUDENTS WITHIN THE DISTRICT WILL HAVE TO ATTEND SOME OTHER SCHOOL. THIS IS ESPECIALLY TRUE IF THERE IS TO BE AN ATTEMPT TO REDUCE THE NUMBER OF STUDENTS PER CLASSROOM WITHIN THE SCHOOL.

WHITE ELEMENTARY STUDENTS ATTEND WINSTEAD SCHOOL GENERALLY. HOWEVER, A FEW STUDENTS LIVING ALONG TARBORO STREET ATTEND WOODARD SCHOOL. THE ADEQUACY OF THESE SCHOOLS IS DISCUSSED ON PAGES 37 AND 22 .

WHITE AND NEGRO HIGH SCHOOL STUDENTS ATTEND FIKE AND DARDEN HIGH SCHOOLS RESPECTIVELY.

RECREATION FACILITIES - APART FROM THE PLAY SPACE AT AOAMS SCHOOL FOR NEGRO CHILDREN, THERE IS NO OTHER RECREATION SPACE OR FACILITY WITHIN THE DISTRICT. WHITE CHILDREN USE THE FACILITIES AT THE FIVE POINTS PARK, THE COMMUNITY CENTER AND FLEMING STADIUM.

PROVIDED THAT THE ZONING PATTERN IS NOT CHANGED TO PROVIDE FOR RESIDENTIAL DEVELOPMENT APART FROM THE PUBLIC HOUSING PROJECT, THE ONLY FEASIBLE SOLUTION TO THE RECREATION FACILITY NEEDS OF THE POPULATION LIVING WITHIN THE INTERIOR OF THE DISTRICT IS TO ACQUIRE PROPERTY ADJACENT TO THE PUBLIC HOUSING PROJECT. SHOULD THE RESIDENTIAL SLUMS AROUND THE PROJECT BE CLEARED THROUGH AN URBAN RENEWAL PROGRAM, RECREATION SPACE AS A TYPE OF RE-USE CAN BE PROVIDED.

OTHER FACILITIES - SANITARY SEWER, WATER, GAS, AND ELECTRICAL FACILITIES ARE AVAILABLE THROUGHOUT THE DISTRICT. THE STORM DRAINAGE SYSTEM IN THIS DISTRICT IS EXTREMELY POOR. DUE TO STREET CONDITIONS AND A LACK OF ANY ARTIFICIAL STORM DRAINAGE SYSTEM, WATER IS BACKED UP DURING PERIODS OF HEAVY RAINFALL THROUGHOUT THE BLIGHTED PORTIONS OF THE DISTRICT.

THE GRADUAL BUILD-UP OF SUBSTANDARD CONDITIONS IN THIS DISTRICT DATES BACK TO THE TIME WHEN WILSON BEGAN TO EXPAND AS A TOBACCO MARKET. AT THIS TIME, A CONSIDERABLE NUMBER OF TOBACCO WAREHOUSES AND TOBACCO ORIENTED INDUSTRIES WERE LOCATED TO THE SOUTH OF THE CENTRAL BUSINESS DISTRICT IN THE AREA NOW COMPRISING THIS DISTRICT. THE CONSTRUCTION OF THESE FACILITIES DETERMINED THE INDUSTRIAL CHARACTER OF THE AREA. HOWEVER, THROUGH POOR STREET LAY-OUT AND A SCATTERATION PATTERN OF DEVELOPMENT, CONSIDERABLY MORE LAND THAN COULD BE ABSORBED INTO INDUSTRIAL USE, IN ADDITION TO BITS AND PIECES OF LEFT-OVER LAND, WAS GIVEN AN INDUSTRIAL CHARACTER. SINCE THAT TIME, A GRADUAL FILLING IN OF RESIDENTIAL USES HAS OCCURRED THROUGHOUT THE DISTRICT ON THIS LAND. IN MOST CASES, THESE RESIDENCES WERE OF THE CHEAPEST CONSTRUCTION MATERIALS AND WERE OF A "SHOTGUN" TYPE. IN EFFECT, MOST OF THE STRUCTURES NOW CONSIDERED TO BE SUBSTANDARD WERE BELOW MINIMUM STANDARDS WHEN FIRST OCCUPIED. THIS FACTOR, PLUS THE ATTRITION FROM A LACK OF MAINTENANCE AND POOR ENVIRONMENT, ACCOUNTS FOR EXISTING CONDITIONS WITHIN THE DISTRICT.

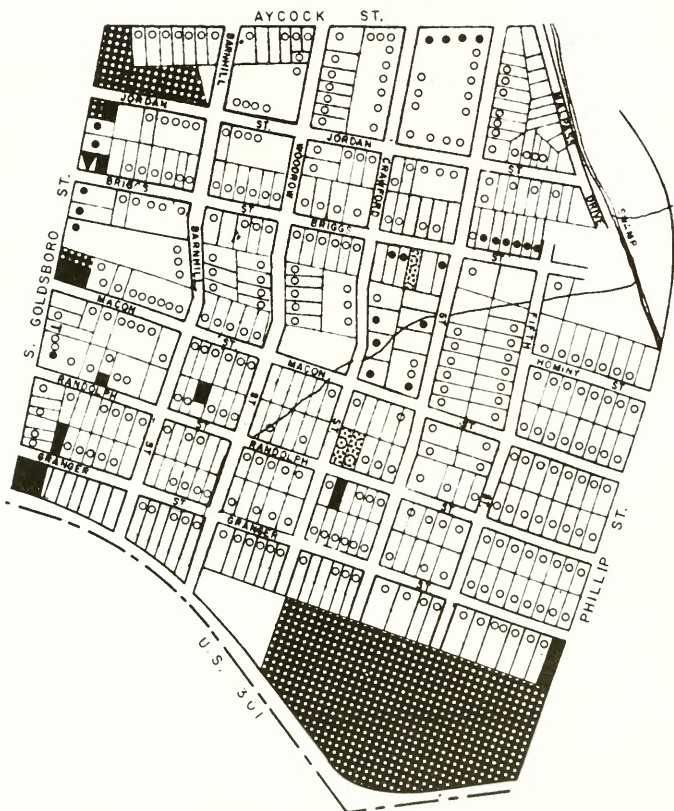
REMEDIAL TREATMENT

THE FIRST STEP IN THE REDEVELOPMENT OF THIS ENTIRE DISTRICT SHOULD BE THE PREPARATION OF A GENERAL NEIGHBORHOOD RENEWAL PLAN. THIS PROGRAM WOULD INCLUDE THE PREPARATION OF A DETAILED SITE PLAN FOR THE REDEVELOPMENT OF THE ENTIRE DISTRICT AND, IN ADDITION, WOULD SUBDIVIDE THE DISTRICT INTO SINGLE PROJECT-SIZED SUBAREAS WITH PRIORITIES FOR REDEVELOPMENT ASSIGNED TO EACH.

IT APPEARS THAT ANY REDEVELOPMENT PLAN FOR THE DISTRICT WILL PROVIDE FOR THE RETENTION OF MOST OF THE INDUSTRIAL USES PRESENTLY WITHIN THE DISTRICT. HOWEVER, SHOULD THERE NOT BE A DEMAND FOR ADDITIONAL INDUSTRIAL DEVELOPMENT WITHIN THE DISTRICT, SOME TYPE OF RESIDENTIAL RE-USE WILL BE REQUIRED FOR AREAS PRESENTLY DEVOTED TO SUBSTANDARD HOUSING. IF SUCH IS THE CASE, CAREFUL PLANNING

MUST BE USED TO AVOID THE EVER PRESENT CONFLICT WHICH OCCURS IN MOST AREAS OF MIXED USE.

A FORMAL REDEVELOPMENT PROGRAM FOR THIS DISTRICT APPEARS TO BE A NUMBER OF YEARS OFF. UNTIL THEN, THE CITY'S INSPECTION DEPARTMENT SHOULD ENFORCE THE ZONING ORDINANCE WHICH DOES NOT NOW PERMIT RESIDENCES TO BE BUILT IN INDUSTRIAL ZONES AND THE VARIOUS OTHER BUILDING AND HOUSING CODES AND ORDINANCES.



○ STANDARD RESIDENTIAL
● SUBSTANDARD RESIDENTIAL





PLANNING DISTRICT 8

LOCATION: NORTH OF WARO BOULEVARD, EAST OF GOLOSBORO STREET

BOUNDARIES: AYCOCK STREET, HOMINY SWAMP CANAL, PHILLIP STREET, WARD BOULEVARD, SOUTH GOLOSBORO STREET

AREA: 150.7 ACRES - 23.2 VACANT

POPULATION: 1960 - 1,292, 1980 - 1,404

MAJOR PROBLEMS: SEVERAL SMALL POCKETS OF SUBSTANDARD RESIDENTIAL STRUCTURES

RECOMMENDATION FOR TREATMENT: SPOT CLEARANCE AND/OR STRUCTURAL RECONITIONING OF SUBSTANDARD RESIDENCES AND CODE ENFORCEMENT

PHYSICAL CHARACTERISTICS

THIS DISTRICT IS COMPOSED ALMOST ENTIRELY OF SINGLE-FAMILY RESIDENTIAL STRUCTURES MOST OF WHICH HAVE BEEN BUILT SINCE 1945. HOUSES WITHIN THE DISTRICT RANGE IN VALUE FROM \$8,000 TO \$11,000.

THE DISTRICT HAS A GRIDIRON STREET PATTERN WITH ABOUT ONE-FIFTH OF THE TOTAL STREET AREA UNPAVED. OTHERWISE, STREET CONDITIONS ARE GENERALLY GOOD. THE TYPICAL LOT WITHIN THE DISTRICT HAS AN AREA OF 6,000 SQUARE FEET WITH A 50-FOOT WIDTH.

THREE AREAS OF NON-RESIDENTIAL ZONING APPEAR ALONG THE DISTRICT'S BOUNDARY STREETS. THESE INCLUDE THE BUSINESS AREA AT THE FIVE POINTS' BUSINESS DISTRICT, THE BANK PROPERTY AT THE WARO BOULEVARD-GOLDSBORO STREET INTERSECTION, AND THE AREA USED BY THE LARGE TOBACCO STORAGE WAREHOUSE JUST BELOW GRANGER STREET. IN ADDITION, THERE ARE SEVERAL "MOM AND POP" NONCONFORMING GROCERY STORES IN THE INTERIOR OF THE DISTRICT.

HOUSING CONDITIONS

THERE ARE 354 RESIDENTIAL STRUCTURES PROVIDING APPROXIMATELY 377 DWELLING UNITS WITHIN THE DISTRICT. FIVE RESIDENTIAL STRUCTURES ARE OCCUPIED BY NON-WHITE POPULATION. OF THE TOTAL STRUCTURES, 24 ARE CONSIDERED TO BE SUBSTANDARD. THIS REPRESENTS 1.2 PERCENT OF THE CITY'S TOTAL SUBSTANDARD STRUCTURES.

AS INDICATED ON THE DISTRICT MAP, THE SUBSTANDARD RESIDENTIAL STRUCTURES ARE CONCENTRATED IN FOUR AREAS. IT IS POSSIBLE THAT THOSE SUBSTANDARD STRUCTURES LOCATED IN THE BLOCK BETWEEN BRIGGS, CRAWFORD, MACON AND MEADOW STREETS AND THOSE ALONG BRIGGS STREET EAST OF MEADOW STREET CAN BE RETURNED TO A STANDARD CONDITION BY REHABILITATION. THE REMAINING TWO AREAS OF SUBSTANDARD HOUSING ARE IN NEED OF CLEARANCE.

DURING THE PERIOD FROM JULY 1, 1951 TO JULY 1, 1961, 127 NEW RESIDENTIAL STRUCTURES WERE BUILT WITHIN THE DISTRICT. THIS REPRESENTS 7.6 PERCENT OF

CITY'S TOTAL RESIDENTIAL CONSTRUCTION DURING THAT PERIOD. APART FROM THOSE STRUCTURES ALONG GOLDSBORO STREET, MOST OF THE REMAINING ONES WERE BUILT BETWEEN 1945 AND 1951.

INDICES OF BLIGHT

PRESENTED BELOW IS A SUMMARY OF CERTAIN INDICES USED TO DETERMINE THE PRESENCE OF BLIGHT IN THE DISTRICT.

<u>INDEX</u>	<u>NUMBER</u>	<u>PERCENT OF CITY</u>
TUBERCULOSIS CASES	0	0.0
VENEREAL DISEASE CASES	0	0.0
ILLEGITIMATE BIRTHS	0	0.0
FIRE CALLS	9	3.5
SUBSTANDARD RESIDENTIAL STRUCTURES	24	1.2

4.7 PERCENT OF CITY'S POPULATION

0.9 PERCENT OF SELECTED INDICES OF BLIGHT

COMMUNITY FACILITIES

SCHOOLS - WHITE ELEMENTARY STUDENTS ATTEND WINSTEAD SCHOOL. THIS SCHOOL IS LOCATED WITHIN ONE-HALF MILE OF APPROXIMATELY HALF OF THE NEIGHBORHOOD'S STUDENTS. FOR A DISCUSSION OF THE ADEQUACY OF WINSTEAD SCHOOL, SEE PAGE 37.

NON-WHITE ELEMENTARY STUDENTS ATTEND ADAMS SCHOOL.

WHITE JUNIOR HIGH SCHOOL STUDENTS ATTEND COON SCHOOL AND WHITE HIGH SCHOOL STUDENTS ATTEND FIKE SCHOOL. NEGRO JUNIOR AND SENIOR HIGH SCHOOL STUDENTS ATTEND DARDEN SCHOOL.

RECREATION FACILITIES - THERE ARE NO PUBLIC RECREATION FACILITIES LOCATED WITHIN THE DISTRICT. THE NEAREST FACILITIES FOR WHITE CHILDREN ARE LOCATED AT THE FIVE POINTS PARK AND AT FLEMMING STADIUM.

IT IS RECOMMENDED THAT ONE MORE SMALL PLAY AREA FOR YOUNG CHILDREN BE DEVELOPED WITHIN THE INTERIOR OF THE DISTRICT.

OTHER FACILITIES - SANITARY AND STORM SEWER, PUBLIC WATER, GAS AND ELECTRICAL FACILITIES ARE AVAILABLE THRDUGHOUT THE DISTRICT.

CAUSES OF BLIGHT

THE PRINCIPAL CAUSE OF BLIGHT WITHIN THE DISTRICT HAS BEEN A LACK OF STRUCTURAL MAINTENANCE. APART FROM THIS, THE SUBSTANDARD STRUCTURES ALONG GOLDSBORO STREET HAVE BEEN INFLUENCED BY THE STEADY BUILD-UP OF TRAFFIC ON GOLDSBORO STREET AND BY BEING PLACED IN A BUSINESS ZONING CATEGORY.

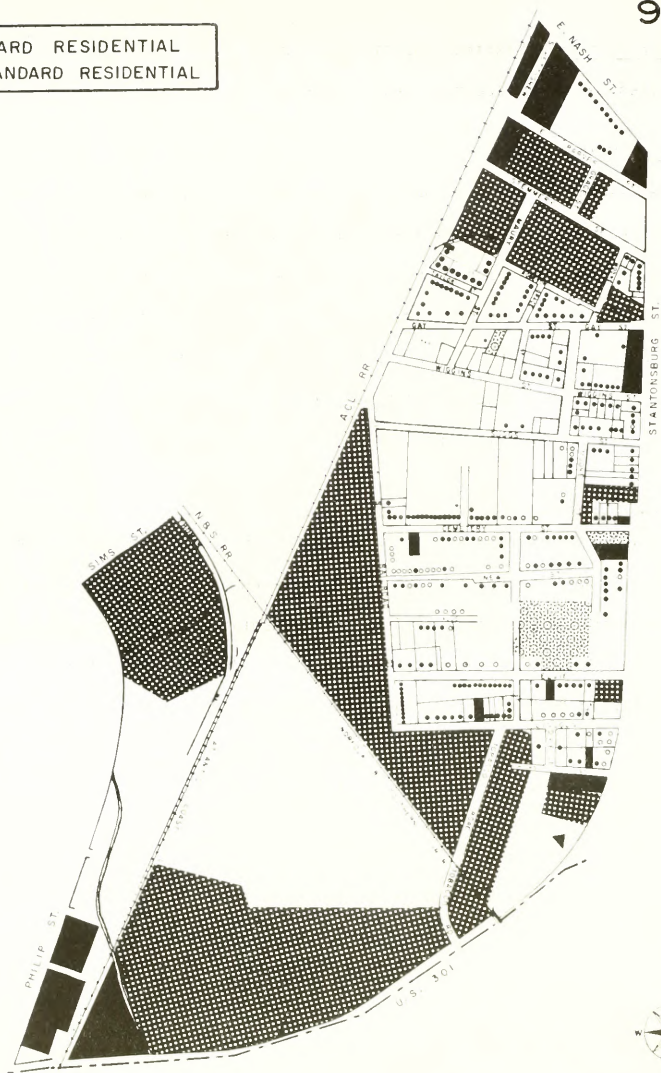
THERE ARE NO INTERNAL INFLUENCES WITHIN THE DISTRICT WHICH WOULD BE LIKELY TO LEAD TO THE DEVELOPMENT OF BLIGHT, OTHER THAN THE PRESENCE OF THE EXISTING SUBSTANDARD STRUCTURES.

REMEDIAL TREATMENT

IT IS ANTICIPATED THAT THE SUBSTANDARD STRUCTURES ALONG GOLDSBORO STREET WILL BE GRADUALLY REPLACED BY BUSINESS DEVELOPMENT. THE OTHER THREE POCKETS OF SUBSTANDARD RESIDENCES ARE IN NEED OF IMMEDIATE RECONDITIONING OR SPDT CLEARANCE. THESE STEPS SHOULD BE TAKEN BY THE OWNERS OF THE PROPERTY. THE CITY'S INSPECTION DEPARTMENT SHOULD INVESTIGATE THESE STRUCTURES FOR POSSIBLE CODE VIOLATIONS.

APART FROM THESE ACTIVITIES, NORMAL CODE ENFORCEMENT IS THE ONLY OTHER TREATMENT REQUIRED IN THIS DISTRICT.

- STANDARD RESIDENTIAL
● SUBSTANDARD RESIDENTIAL





PLANNING DISTRICTS 9 AND 10

LOCATION: EAST OF ACL RAILROAD, WEST OF STANTONSBURG STREET

BOUNDARIES: EAST NASH STREET, STANTONSBURG STREET, U. S. 301, PHILLIP STREET,
SIMS STREET, ACL RAILROAD

AREA: 260 ACRES - 68 VACANT

POPULATION: 1960 - 1,850, 1980 - 1,735

MAJOR PROBLEMS: SUBSTANDARD HOUSING, MIXED LAND USE, POOR STREET CONDITIONS

RECOMMENDATION FOR TREATMENT: CLEARANCE AND REDEVELOPMENT

PHYSICAL CHARACTERISTICS

INDUSTRIAL USES ARE CONCENTRATED IN THE NORTHERN AND SOUTHERN PORTIONS OF THIS DISTRICT. IN BETWEEN THESE USES IS A SUBSTANTIAL-SIZED AREA OF NON-WHITE HOUSING. THAT PART OF THE DISTRICT, WHICH IS SHOWN AS PLANNING DISTRICT 9 ON FIGURE , IS COMPLETELY INDUSTRIAL IN CHARACTER EXCEPT FOR TWO BLOCKS OF RESIDENCES ALONG LINCOLN STREET. THIS AREA CONTAINS SOME OF THE BEST INDUSTRIAL LAND IN THE COMMUNITY. AT THE PRESENT TIME, THE CITY'S OLD SEWAGE TREATMENT PLANT IS LOCATED WITHIN THIS PART OF THE DISTRICT, BUT IT WILL MOST LIKELY BE PHASED OUT OF OPERATION DURING THE NEXT FEW YEARS. THIS WILL ENHANCE THE INDUSTRIAL CHARACTER OF THE AREA EVEN MORE.

THE CENTRAL PART OF THIS DISTRICT IS RESIDENTIAL EXCEPT FOR SCATTERED NON-CONFORMING COMMERCIAL USES. PRACTICALLY ALL OF THE RESIDENCES WITHIN THIS AREA ARE SUBSTANDARD.

THE NORTHERN PORTION OF THE DISTRICT CONTAINS HEAVY INDUSTRIAL USES AND A FEW COMMERCIAL ESTABLISHMENTS.

STREET CONDITIONS ARE POOR THROUGHOUT THE DISTRICT; AND EXCEPT FOR THE BOUNDARY STREETS, MOST STREETS ARE UNPAVED.

THE OVERALL CHARACTER OF THE RESIDENTIAL PORTIONS OF THE DISTRICT AND THE INDUSTRIAL AREA TO THE NORTH IS EXTREMELY POOR. HOWEVER, A 58-UNIT PUBLIC HOUSING PROJECT IS SCHEDULED TO BE CONSTRUCTED IN THE NEAR FUTURE. TO MAKE ROOM FOR THIS PROJECT, APPROXIMATELY 30 SUBSTANDARD RESIDENTIAL STRUCTURES HAVE BEEN DEMOLISHED. THIS PROJECT WILL IMPROVE CONSIDERABLY THE RESIDENTIAL PORTION OF THE DISTRICT. HOWEVER, IT WILL BE BOUNDED ON THREE SIDES BY SUBSTANDARD RESIDENTIAL PROPERTY AND BY THE ACL RAILROAD ON THE FOURTH SIDE.

HOUSING CONDITIONS

THERE ARE 317 RESIDENTIAL STRUCTURES PROVIDING APPROXIMATELY 433 DWELLING UNITS. ALL RESIDENTIAL STRUCTURES WITHIN THE DISTRICT ARE OCCUPIED BY NEGRO POPULATION. OF THE TOTAL STRUCTURES WITHIN THE DISTRICT, APPROXIMATELY 80 PERCENT OR 255 ARE SUBSTANDARD. THIS REPRESENTS 12.1 PERCENT OF THE CITY'S TOTAL SUBSTANDARD STRUCTURES.

MOST RESIDENTIAL STRUCTURES WITHIN THE DISTRICT ARE UNPAINTED, LOCATED ON LOTS OF LESS THAN 5,000 SQUARE FEET AND ON AN UNPAVED STREET. TYPICAL VALUES ARE LESS THAN \$5,000.

DURING THE PERIOD FROM JULY 1, 1951 TO JULY 1, 1961, 56 RESIDENTIAL STRUCTURES WERE BUILT WITHIN THE DISTRICT. THIS REPRESENTS 3.3 PERCENT OF THE CITY'S RESIDENTIAL CONSTRUCTION DURING THAT PERIOD.

INDICES OF BLIGHT

PRESENTED BELOW IS A SUMMARY OF CERTAIN INDICES USED TO DETERMINE THE PRESENCE OF BLIGHT IN THE NEIGHBORHOOD.

<u>INDEX</u>	<u>NUMBER</u>	<u>PERCENT OF CITY</u>
TUBERCULOSIS CASES	6	25.0
VENEREAL DISEASE CASES	14	14.3
ILLEGITIMATE BIRTHS	20	17.9
FIRE CALLS	15	5.9
SUBSTANDARD RESIDENTIAL STRUCTURES	255	12.1

6.7 PERCENT OF CITY'S POPULATION

15.0 PERCENT OF SELECTED INDICES OF BLIGHT

COMMUNITY FACILITIES

SCHOOLS - ELVIE STREET ELEMENTARY SCHOOL IS LOCATED WITHIN THE DISTRICT AND SERVES ALL NEGRO ELEMENTARY STUDENTS. IN JANUARY, 1960, THIS SCHOOL HAD AN ENROLLMENT OF 1,068 STUDENTS WITH AN AVERAGE OF 34 PUPILS PER CLASSROOM.

THE SCHOOL BUILDING, BUILT IN 1951, IS LOCATED ON A SITE OF 3.6 ACRES. THE SCHOOL'S LOCATION IS ADEQUATE AND IT SHOULD REMAIN SO INDEFINITELY. THE SITE AREA SHOULD BE INCREASED IF AND WHEN FUNDS BECOME AVAILABLE TO ACQUIRE ADDITIONAL LAND.

A NEW NEGRO ELEMENTARY SCHOOL, PROVIDING 16 CLASSROOMS, HAS BEEN RECENTLY OPENED EAST OF U. S. 301 ON THE GREENVILLE HIGHWAY. THIS SCHOOL WILL HELP REDUCE THE OVERCROWDING PRESENTLY EXISTING IN ALL NEGRO ELEMENTARY SCHOOLS. ESTIMATES CONTAINED IN THE FUTURE LAND USE PLAN INDICATE THAT THE ENTIRE SCHOOL DISTRICT WILL NEED APPROXIMATELY 54 NEW ELEMENTARY CLASSROOMS TO ADEQUATELY SERVE THE 1980 NEGRO SCHOOL POPULATION. THIS FIGURE INCLUDES THE NEW ELEMENTARY SCHOOL.

JUNIOR AND SENIOR HIGH SCHOOL STUDENTS ATTEND DARDEN SCHOOL.

RECREATION FACILITIES - THERE ARE NO PUBLIC RECREATION FACILITIES AVAILABLE IN THE DISTRICT APART FROM THE PLAYGROUND SPACE AT ELVIE STREET SCHOOL. THE NEGRO COMMUNITY CENTER IS LOCATED LESS THAN ONE MILE FROM THE DISTRICT AND IS AVAILABLE TO OLDER CHILDREN AND ADULTS.

PLANS SHOULD CALL FOR THE PROVISION OF ORGANIZED RECREATION FACILITIES ADJACENT TO THE NEW HOUSING PROJECT. THIS PROJECT IS LOCATED AT THE CENTER OF THE DISTRICT AND WOULD BE CENTRALLY LOCATED FOR ALL RESIDENTS.

OTHER FACILITIES - SANITARY SEWER, PUBLIC WATER, GAS AND ELECTRICAL FACILITIES ARE AVAILABLE THROUGHOUT THE DISTRICT. STORM DRAINAGE WITHIN THE DISTRICT IS EXTREMELY POOR. SHOULD THIS AREA BE REDEVELOPED, A COMPLETE STORM DRAINAGE SYSTEM SHOULD BE PROVIDED FOR THE DISTRICT.

CAUSES OF BLIGHT

THE PRINCIPAL CAUSES OF BLIGHT WITHIN THIS DISTRICT ARE INADEQUATE ORIGINAL CONSTRUCTION AND POOR MAINTENANCE PRACTICES. IN ADDITION, STREET AND LOT PLATTING IS EXTREMELY POOR THROUGHOUT THE DISTRICT. THE TYPICAL

STREET IS UNPAVED WITH STRUCTURES SET BACK ONLY FIVE TO TEN FEET ON THE AVERAGE.

THE PROPERTY ALONG STANTONSBURG STREET HAS SUFFERED FROM EXCESSIVE STRIP COMMERCIAL ZONING. FRONTAGE ON THIS STREET IS MOSTLY IN RESIDENTIAL USE, BUT INTERMIXED WITH IT ARE A NUMBER OF MARGINAL BUSINESS ESTABLISHMENTS.

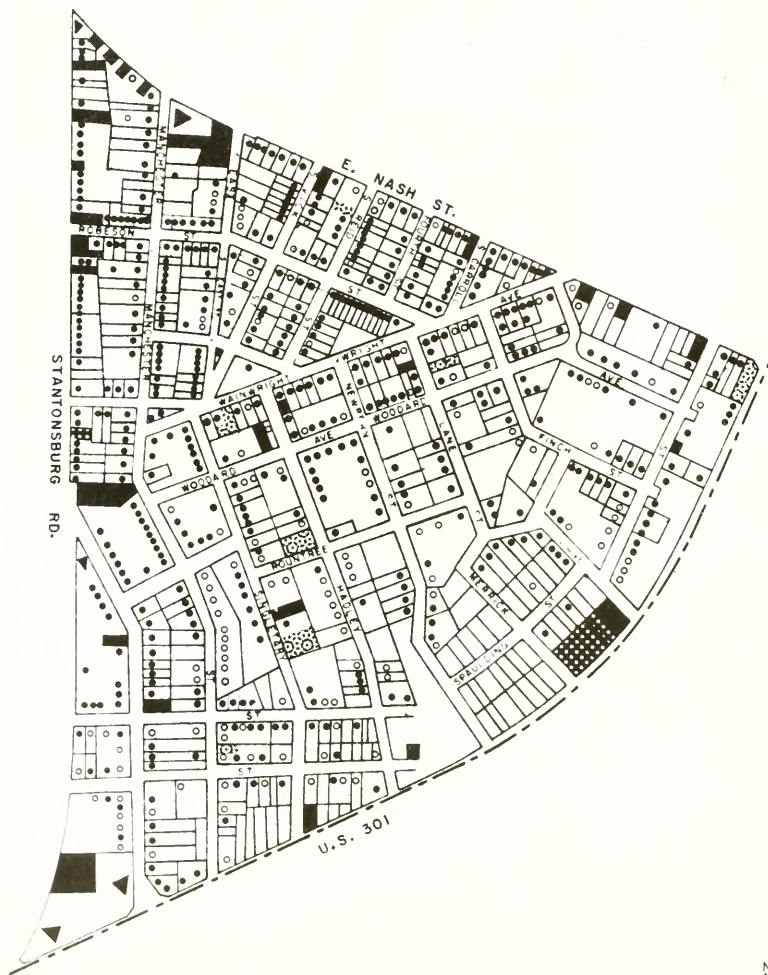
AN EXAMPLE OF POOR INADEQUATE ORIGINAL CONSTRUCTION IS PROVIDED BY TWO TWELVE-UNIT APARTMENT HOUSES LOCATED ON DIXIE STREET. THESE TWO STRUCTURES ARE BUILT OF BLOCK MATERIAL WITH COMMON WALLS ON LOTS FOR BELOW MINIMUM STANDARDS. THESE STRUCTURES ARE LESS THAN TEN YEARS OLD.

REMEDIAL TREATMENT

THE ONLY LOGICAL REMEDIAL TREATMENT FOR MOST OF THE SUBSTANDARD RESIDENTIAL STRUCTURES WITHIN THE DISTRICT IS CLEARANCE. HOWEVER, THERE ARE SEVERAL SMALL AREAS WHERE THE STRUCTURES APPEAR TO BE WELL MAINTAINED EVEN THOUGH LOCATED IN EXTREMELY POOR ENVIRONMENTS. THESE STRUCTURES CAN BE INTEGRATED INTO A REDEVELOPMENT PROJECT WITH LITTLE DIFFICULTY. AN EXAMPLE OF SUCH STRUCTURES IS A NUMBER OF THOSE LOCATED ALONG CEMETERY STREET.

THE DISTRICT'S WORST CONDITIONS OCCUR IN THE AREA AROUND THE INTERSECTION OF TAYLOR AND MAURY STREETS. THE CLEARANCE OF THIS AREA WILL PRESENT A DIFFICULT LAND RE-USE PROBLEM. EVERY EFFORT SHOULD BE MADE TO PROTECT ANY RESIDENTIAL DEVELOPMENT IN THIS AREA FROM THE INDUSTRIAL USES JUST NORTH OF ROBESON STREET.

THE ENFORCEMENT OF A MINIMUM HOUSING ORDINANCE COULD BE USED TO RETURN A SMALL NUMBER OF SUBSTANDARD STRUCTURES TO A STANDARD CONDITION. HOWEVER, IT IS NOT LIKELY THAT ANY ACTIVITY SHORT OF MAJOR RECONDITIONING WILL HAVE ANY EFFECT UPON GENERAL CONDITIONS WITHIN THE RESIDENTIAL PORTIONS OF THE DISTRICT.



○ STANDARD RESIDENTIAL
● SUBSTANDARD RESIDENTIAL





PLANNING DISTRICT 11

LOCATION: SOUTH OF NASH STREET, NORTH OF STANTONSBURG STREET

BOUNDARIES: NASH STREET, U. S. 301, STANTONSBURG STREET

AREA: 154 ACRES - 21.2 VACANT

MAJOR STREETS: BOUNDARY STREETS

POPULATION: 1960 - 2,460, 1980 - 2,455

MAJOR PROBLEMS: SUBSTANDARD RESIDENTIAL STRUCTURES THROUGHOUT DISTRICT;
UNPAVED STREETS; POOR LOTTING

RECOMMENDATIONS FOR TREATMENT: CLEARANCE AND REDEVELOPMENT, RECONDITIONING,
REGID CODE ENFORCEMENT

PHYSICAL CHARACTERISTICS

ALTHOUGH PREDOMINANTLY RESIDENTIAL IN CHARACTER, THERE IS A LARGE NUMBER OF SCATTERED NONCONFORMING BUSINESS USES LOCATED THROUGHOUT THE DISTRICT. IN ADDITION, THERE ARE FOUR SMALL AREAS ZONED FOR BUSINESS USE ALONG THE DISTRICT'S BOUNDARY STREETS. THESE FOUR AREAS ARE COMPLETELY DEVELOPED. MOST OF THE NONCONFORMING BUSINESS USES ARE SMALL GROCERY STORES OR SODA SHOPS.

SUBSTANDARD CONDITIONS PREVAIL THROUGHOUT THE DISTRICT WITH NO SINGLE AREA FREE FROM SUBSTANDARD RESIDENTIAL STRUCTURES. STREET CONDITIONS ARE EXTREMELY POOR WITH BLACK CREEK ROAD, EAST NASH STREET, STANTONSBURG STREET AND U. S. 301 BEING THE ONLY PAVED STREETS WITHIN THE DISTRICT. DURING INCLEMENT WEATHER, MOST STREETS BECOME LITTLE MORE THAN MUD HOLES.

HOUSING CONDITIONS

THERE ARE 591 RESIDENTIAL STRUCTURES WITHIN THE DISTRICT PROVIDING APPROXIMATELY 680 DWELLING UNITS. ALL RESIDENTIAL STRUCTURES ARE OCCUPIED BY NEGRO POPULATION. OF THE TOTAL RESIDENTIAL STRUCTURES, 471 OR 79 PERCENT ARE CONSIDERED TO BE SUBSTANDARD.

DURING THE PERIOD FROM JULY 1, 1951 TO JULY 1, 1961, 119 STRUCTURES, REPRESENTING 71 PERCENT OF THE CITY'S TOTAL RESIDENTIAL CONSTRUCTION FOR THAT PERIOD, WERE BUILT WITHIN THE DISTRICT. MOST OF THESE STRUCTURES WERE BUILT IN THE AREA SOUTH OF WAINWRIGHT AVENUE, AND THE MAJORITY OF THEM ARE NOW CONSIDERED TO BE SUBSTANDARD. MOST OF THE NEWER RESIDENTIAL STRUCTURES WITHIN THE DISTRICT ARE TWO-FAMILY DUPLEXES OF THE "SHOTGUN" TYPE AND ARE CONSTRUCTED OF A BLOCK-TYPE MATERIAL. MOST OF THESE STRUCTURES, IF LOCATED ELSEWHERE, WOULD HAVE BEEN CONSIDERED TO BE STANDARD. HOWEVER, BECAUSE OF JUNK ACCUMULATIONS IN YARDS, EXCESSIVE STRUCTURAL DENSITY, POOR LOTTING, A LACK OF YARD SPACE, NO UNDERPINNING AND A GENERAL ACCUMULATION OF SIMILAR CONDITIONS, MOST WERE CONSIDERED TO BE SUBSTANDARD.

COMMUNITY FACILITIES

SCHOOLS - THERE ARE NO SCHOOLS LOCATED WITHIN THE DISTRICT. NEGRO ELEMENTARY SCHOOL STUDENTS ATTEND ELVIE STREET SCHOOL AND THE NEW BARNES SCHOOL LOCATED ON THE GREENVILLE HIGHWAY. THE ADEQUACY OF THE ELVIE STREET SCHOOL IS DISCUSSED ON PAGE 57. THE NEW BARNES SCHOOL HAS A SITE OF TEN ACRES AND AN ENROLLMENT OF 537. THE LOCATION OF THIS SCHOOL REQUIRES A GREAT MANY STUDENTS TO CROSS U. S. HIGHWAY 301. IT IS NOT LIKELY THAT BARNES SCHOOL WILL CONTINUE TO HAVE SPACE AVAILABLE FOR THE STUDENTS FROM THIS DISTRICT BECAUSE OF THE POPULATION BUILD-UP EXPECTED IN THE AREAS SURROUNDING IT. THE FUTURE LAND USE PLAN FOR WILSON CALLS FOR THE LOCATION OF AN ELEMENTARY SCHOOL WITHIN THE DISTRICT; AND SHOULD A REDEVELOPMENT PROGRAM BE IMPLEMENTED, SPACE SHOULD BE PROVIDED FOR SUCH A FACILITY.

JUNIOR AND SENIOR HIGH SCHOOL STUDENTS ATTEND DARGEN SCHOOL.

RECREATION FACILITIES - THERE ARE NO RECREATION FACILITIES WITHIN THE DISTRICT. FACILITIES AT THE COMMUNITY CENTER ARE ACCESSIBLE TO THE DISTRICT'S OLDER CHILDREN.

SHOULD A NEW SCHOOL BE CONSTRUCTED WITHIN THE DISTRICT, RECREATION FACILITIES SHOULD BE PROVIDED FOR PRE-SCHOOL AGE CHILDREN--IN CONJUNCTION WITH IT. IN ADDITION, A DEFINITE NEED EXISTS FOR SEVERAL SMALL PLAY AREAS TO BE LOCATED IN THE DISTRICT.

OTHER FACILITIES - SANITARY SEWER, PUBLIC WATER, GAS AND ELECTRICAL FACILITIES ARE AVAILABLE THROUGHOUT THE DISTRICT.

STORM DRAINAGE THROUGHOUT THIS DISTRICT IS PRACTICALLY NON-EXISTENT. DURING PERIODS OF HEAVY RAINFALL, STREETS WITHIN THE DISTRICT ARE COVERED WITH MUD AND WATER WHICH USUALLY BACKS UP IN THE YARDS OF ADJUTING RESIDENTIAL STRUCTURES. THE POOR DRAINAGE OF THE DISTRICT WAS FURTHER COMPLICATED AT THE TIME U. S. HIGHWAY 301 WAS IMPROVED. THE ELEVATION OF THE HIGHWAY WAS RAISED AT THAT TIME,

AND NO ORAINAGE WAS PROVIDED BY PIPES UNDER IT. IN EFFECT, THE HIGHWAY NOW SERVES AS A OIKE AND PREVENTS STORM WATER FROM ORAINING.

INOICES OF BLIGHT

PRESENTED BELOW IS A SUMMARY OF CERTAIN INOICES USED TO DETERMINE THE PRESENCE OF BLIGHT IN THE DISTRICT.

<u>INOEX</u>	<u>NUMBER</u>	<u>PERCENT OF CITY</u>
TUBERCULOSIS CASES	4	16.7
VENEREAL DISEASE CASES	27	27.9
ILLEGITIMATE BIRTHS	27	24.0
SUBSTANDARD RESIDENTIAL STRUCTURES	471	22.4
FIRE CALLS	18	7.0

9.0 PERCENT OF CITY'S POPULATION

19.6 PERCENT OF SELECTED INOICES OF BLIGHT

CAUSES OF BLIGHT

THE DEVELOPMENT OF AN AREA OF BLIGHT AS LARGE AS EXISTS IN THIS DISTRICT AND ON THE ENTIRE EASTERN SIDE OF WILSON IS NOT EASILY DOCUMENTED. THE ENTIRE RANGE OF BLIGHT-INDUCING FACTORS ARE ACTIVELY AT WORK IN EAST WILSON AND HAVE BEEN FOR MANY YEARS. MUCH OF THE DISCREPANCY FOR THIS IS NO DOUBT ATTRIBUTABLE TO POOR BUILDING PRACTICES AND EXPLOITATION BY PROPERTY OWNERS. HOWEVER, THE PEOPLE WHO LIVE IN THIS AREA MUST BEAR A PROPORTIONATE SHARE OF THE GUILT FOR THE OVERALL ENVIRONMENT THAT HAS BEEN CREATED. THE SIZE OF A LOT, THE TYPE OF CONSTRUCTION, AND ALL OTHER FACTORS DO NOT MITIGATE THE LACK OF CLEANLINESS, WHICH THE ENVIRONMENT OF THE GREAT MAJORITY OF EAST WILSON EXPRESSES.

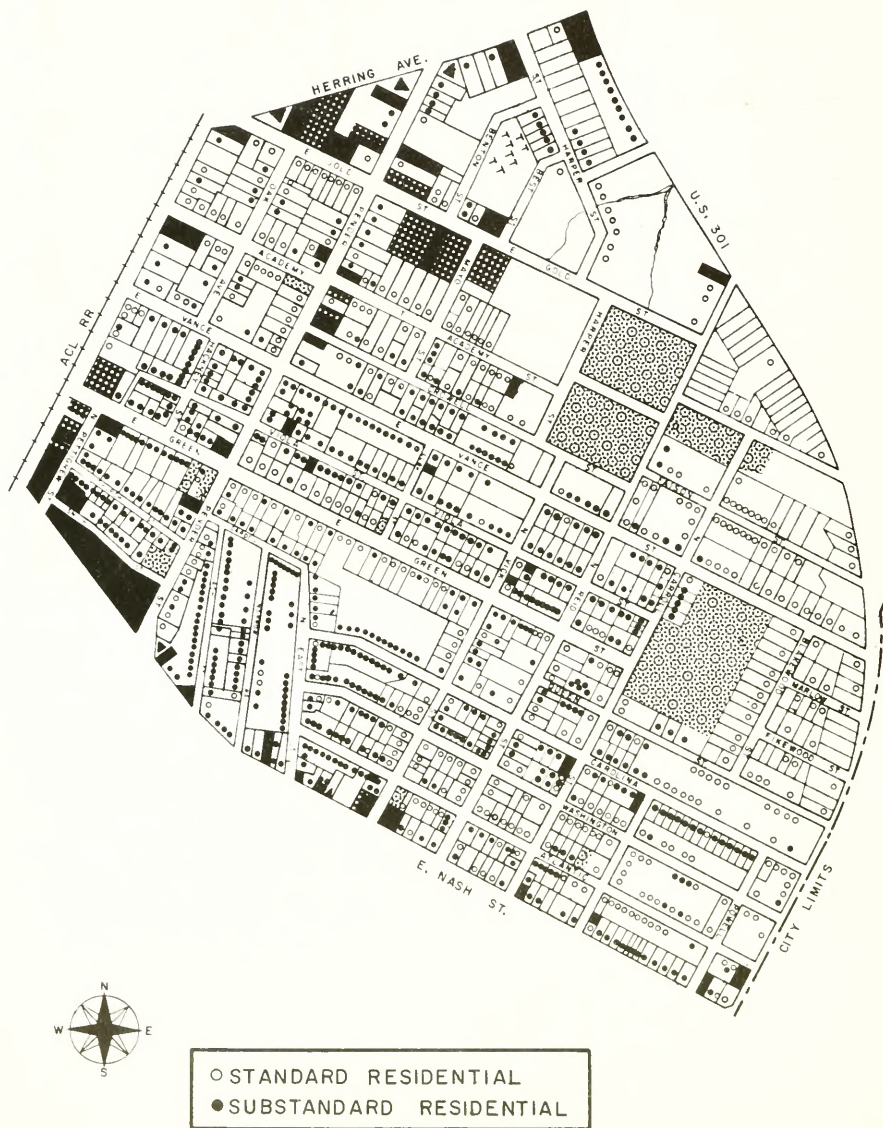
THE PRINCIPAL BLIGHT-INDUCING FACTORS AT WORK IN THIS DISTRICT INCLUDE EXCESSIVE POPULATION AND STRUCTURAL DENSITY, INADEQUATE ORIGINAL CONSTRUCTION, POOR STREET LAYOUT AND A LACK OF SURFACE TREATMENT TO STREETS, INADEQUATE STORM DRAINAGE, POOR STRUCTURAL MAINTENANCE, AREAS OF MIXED LAND USE, PUBLIC APATHY

21 2 3
TOWARD ENVIRONMENTAL IMPROVEMENT, AND A LACK OF CODE ENFORCEMENT ON THE PART OF THE MUNICIPAL OFFICIALS.

REMEDIAL TREATMENT

RECDNOITIONING AND CLEARANCE AND REDEVELOPMENT ARE THE PRINCIPAL TYPES OF TREATMENT NEEDED WITHIN THIS DISTRICT.

UNTIL A REDEVELOPMENT PROGRAM IS UNDERTAKEN IN THIS DISTRICT, IT IS RECDMMENDED THAT RIGID CODE ENDFRCEMENT BY THE CITY'S INSPECTION DEPARTMENT BE IMPLEMENTED.





PLANNING DISTRICTS 12 AND 13

LOCATION: NORTHEAST OF CENTRAL BUSINESS DISTRICT

BOUNDARIES: HERRING AVENUE, U. S. 301, EAST NASH STREET, ACL RAILROAD

AREA: 264.4 ACRES - 40.8 VACANT

POPULATION: 1960 - 4713, 1980 - 4874

MAJOR PROBLEMS: COMPACT AREAS OF SLUMS, POOR STREET LAYOUT, INADEQUATE STORM DRAINAGE.

RECOMMENDATIONS FOR TREATMENT: CLEARANCE AND REDEVELOPMENT, RECONDITIONING AND CONSERVATION.

PHYSICAL CHARACTERISTICS

THIS DISTRICT IS PREDOMINANTLY RESIDENTIAL IN CHARACTER. HOWEVER, THERE ARE TWO AREAS OF COMMERCIAL ZONING ALONG EAST NASH STREET AND AT THE HERRING AVENUE - EAST GOLD STREET INTERSECTION. IN ADDITION, THERE IS A LARGE NUMBER OF NONCONFORMING COMMERCIAL USES LOCATED IN THE OLDER PORTIONS OF THE DISTRICT.

CONDITIONS WITHIN THE DISTRICT VARY CONSIDERABLY WITH GENERALLY SUBSTANDARD CONDITIONS PREVAILING. HOWEVER, THE AREA COMMONLY KNOWN AS THE BLAKE-FIKE SUBDIVISION IS EQUAL IN QUALITY TO MOST ANY RESIDENTIAL SECTION WITHIN THE CITY.

THE CONDITIONS EXISTING IN THE REMAINDER OF THE DISTRICT VARY FROM THOSE ALONG GREENE STREET WHERE A MIXTURE OF STANDARD AND SUBSTANDARD STRUCTURES OCCURS TO THOSE IN THE AREA OF PETTIGREW AND CHURCH STREETS WHERE SOME OF THE CITY'S WORST SLUMS APPEAR.

THE STREET PATTERN WITHIN THE DISTRICT IS IRREGULAR, AND MANY UNPAVED STREETS EXIST. HOWEVER, THOSE STREETS WHICH ARE PAVED APPEAR TO BE IN GOOD CONDITION.

THE AREAS WHERE SUBSTANDARD RESIDENTIAL STRUCTURES ARE MOST HEAVILY CONCENTRATED REPRESENT THE OLDER SECTIONS OF THE DISTRICT. AS A COMPARISON OF THE DISTRICT MAP AND THE MAP OF NEW RESIDENTIAL, CONSTRUCTION REVEALS MOST NEW RESIDENTIAL CONSTRUCTION WHICH HAS OCCURRED DURING THE PAST TEN YEARS IS IN A STANDARD CONDITION. THIS IS NOT THE CASE FOR MOST NEW CONSTRUCTION IN EAST WILSON.

CONDITIONS ALONG EAST NASH STREET, WHICH SERVES AS THE EASTERN ENTRANCE TO THE CENTRAL BUSINESS DISTRICT, ARE AMONG THE WORST IN THE CITY. THE EFFECT OF PASSING THROUGH SUCH A VAST SLUM AREA ON THE OCCASSIONAL VISITOR FROM THE EAST IS NO DOUBT DEPRESSING. ONE OF THE MAJOR OBJECTIVES OF ANY PROGRAM TO IMPROVE DOWNTOWN WILSON SHOULD BE THE IMPROVEMENT OF ENVIRONMENTAL CONDITIONS ALONG ITS PRINCIPAL ENTRANCEWAYS.

HOUSING CONDITIONS

THERE ARE 1,114 RESIDENTIAL STRUCTURES PROVIDING APPROXIMATELY 1,216 DWELLING UNITS. THERE ARE 174 RESIDENTIAL STRUCTURES OCCUPIED BY WHITE RESIDENTS. OF THE TOTAL RESIDENTIAL STRUCTURES 683 OR 32.4 PERCENT ARE CONSIDERED TO BE IN A SUBSTANDARD CONDITION. EXCEPT FOR THE BLAKE-FIKE SUBDIVISION, SUBSTANDARD HOUSES ARE LOCATED THROUGHOUT THE DISTRICT. IN ADDITION, THERE ARE SEVERAL CONCENTRATIONS OF SUBSTANDARD STRUCTURES WHICH DO NOT HAVE A SINGLE STANDARD STRUCTURE.

DURING THE PERIOD FROM JULY 1, 1951, TO JULY 1, 1961, 121 RESIDENTIAL STRUCTURES WERE BUILT WITHIN THE DISTRICT. THIS NUMBER REPRESENTS 7.2 PERCENT OF THE CITY'S TOTAL RESIDENTIAL CONSTRUCTION DURING THAT PERIOD. AS THE RESIDENTIAL CONSTRUCTION MAP INDICATES, MOST OF THESE NEW STRUCTURES WERE BUILT IN THE AREA ADJACENT TO U. S. HIGHWAY 301.

COMMUNITY FACILITIES

SCHOOLS - NEGRO ELEMENTARY SCHOOL CHILDREN ATTEND VICK SCHOOL, WHICH IS LOCATED IN THE DISTRICT, AND THE NEW ELEMENTARY SCHOOL (BARNES) LOCATED ON THE GREENVILLE HIGHWAY. VICK SCHOOL HAD AN ENROLLMENT OF 738 IN JANUARY, 1960, WITH AN AVERAGE OF 43 STUDENTS PER CLASSROOM. THE NUMBER OF STUDENTS PER CLASSROOM HAS BEEN REDUCED SOMEWHAT BY TRANSFERRING STUDENTS TO BARNES SCHOOL. THE SCHOOL HAS A SITE OF 4.3 ACRES WHICH IS INADEQUATE. THE ADEQUACY OF BARNES SCHOOL IS DISCUSSED ON PAGE 62 .

WHITE ELEMENTARY STUDENTS ATTEND HEARNE SCHOOL. THE ADEQUACY OF THIS SCHOOL IS DISCUSSED ON PAGE 22.

NEGRO JUNIOR AND SENIOR HIGH SCHOOL STUDENTS ATTEND DARDEN SCHOOL WHICH IS ALSO LOCATED WITHIN THE DISTRICT. DARDEN SCHOOL HAD A 1960 ENROLLMENT OF 1,281 --828 JUNIOR HIGH -- 453 SENIOR HIGH. THE SCHOOL IS LOCATED ON A SITE OF 7.3 ACRES AND HAS AN AVERAGE OF 33 STUDENTS PER CLASSROOM. THE LAND DEVELOPMENT

PLAN PROPOSES THAT A NEW NEGRO JUNIOR HIGH SCHOOL BE BUILT IN THE GENERAL VICINITY OF BARNES SCHOOL.

WHITE HIGH SCHOOL STUDENTS ATTEND FIKE HIGH SCHOOL.

RECREATION FACILITIES - THE REID STREET RECREATION CENTER IS LOCATED IN THIS DISTRICT AND SERVES ALL NEGRO POPULATION. THE CENTER HAS A SITE OF 4.7 ACRES AND THE FOLLOWING FACILITIES: LIGHTED SOFTBALL FIELD, SWINGS, CLAY TENNIS COURT, SWIMMING POOL, AND A MULTI-USE GYMNASIUM.

THERE ARE NO RECREATION FACILITIES FOR WHITE RESIDENTS LOCATED WITHIN THE DISTRICT. THE WHITE POPULATION OF THIS DISTRICT IS DECLINING, AND IT WOULD PROBABLY BE UNREALISTIC TO PROVIDE RECREATION FACILITIES WITHIN THE DISTRICT.

OTHER FACILITIES - THE NEGRO LIBRARY IS LOCATED WITHIN THE DISTRICT. THE PRESENT STRUCTURE HOUSING THE LIBRARY IS IN POOR CONDITION AND NEEDS TO BE RAZED OR REBUILT. IN ADDITION TO THIS LIBRARY, THE FACILITIES OF THE WHITE LIBRARY ARE MADE AVAILABLE AT SELECTED HOURS.

PUBLIC WATER, GAS AND ELECTRICAL FACILITIES ARE AVAILABLE THROUGHOUT THE DISTRICT. THERE ARE SEVERAL AREAS WITHIN THE DISTRICT NOT SERVED BY THE STORM SEWERAGE SYSTEM. DURING PERIODS OF HEAVY RAINFALL, THE AREA AROUND PETTIGREW AND CHURCH STREETS SUFFERS FROM STANDING WATER.

INDICES OF BLIGHT

PRESENTED BELOW IS A SUMMARY OF CERTAIN INDICES USED TO DETERMINE THE PRESENCE OF BLIGHT IN THE DISTRICT.

<u>INDEX</u>	<u>NUMBER</u>	<u>PERCENT OF CITY</u>
TUBERCULOSIS CASES	5	21.0
VENEREAL DISEASE CASES	28	28.9
ILLEGITIMATE BIRTHS	36	32.2
SUBSTANDARD RESIDENTIAL STRUCTURES	683	32.4
FIRE CALLS	44	17.2

17.3 PERCENT OF CITY'S POPULATION

26.3 PERCENT OF SELECTED INDICES OF BLIGHT

CAUSES OF BLIGHT

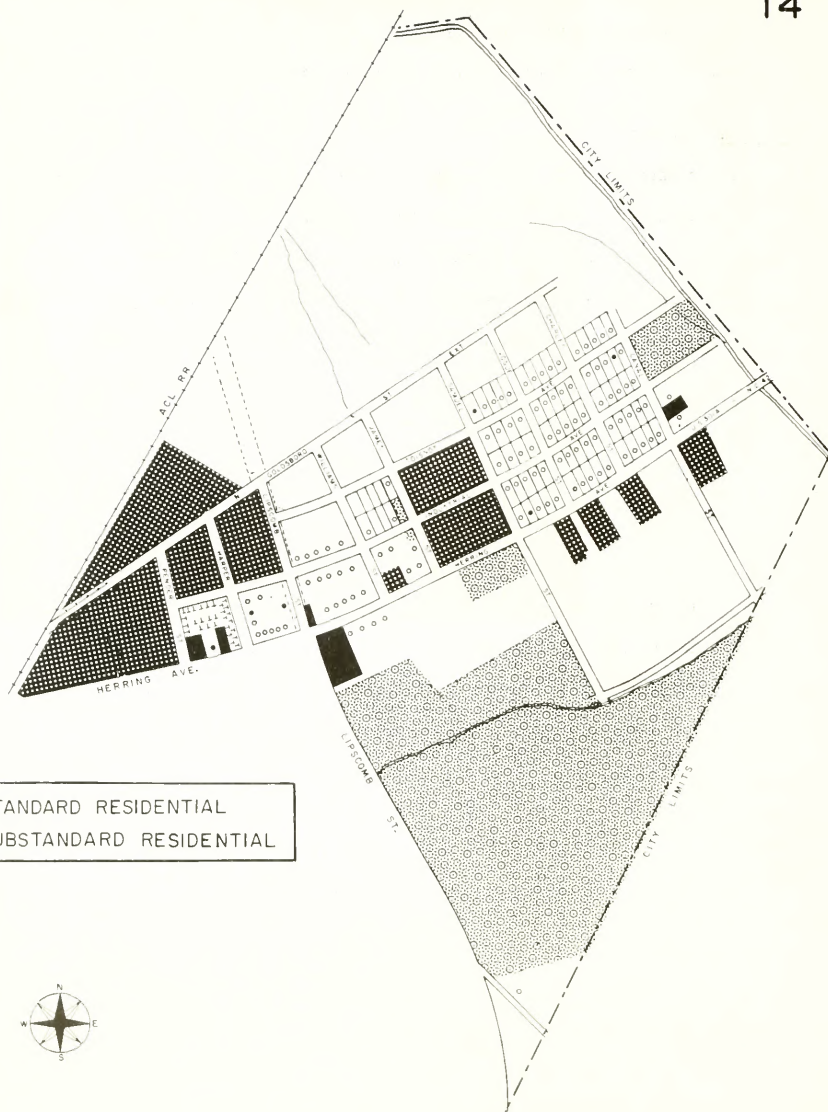
THE DEVELOPMENT OF BLIGHT WITHIN THIS DISTRICT IS DIRECTLY ATTRIBUTABLE TO INTERNAL RATHER THAN EXTERNAL FACTORS. AT ONE TIME, MOST OF THE TWO-STORY RESIDENTIAL STRUCTURES LOCATED ALONG GREENE AND VANCE STREETS WERE AMONG THE BEST IN THE CITY. MOST OF THE SUBSTANDARD STRUCTURES WITHIN THE DISTRICT HAVE SUFFERED FROM INADEQUATE CONSTRUCTION, POOR MAINTENANCE, EXCESSIVE DENSITY AND PUBLIC APATHY. IN FACT, THE LATTER FACTOR IS CLEARLY OBVIOUS IN CERTAIN PARTS OF THE DISTRICT.

IN ADDITION TO THE ABOVE, A LACK OF CODE ENFORCEMENT, MADE NECESSARY BY AN ABSENCE OF REPLACEMENT HOUSING FOR DISPLACES, HAS PERMITTED MOST OF THE SUBSTANDARD STRUCTURES TO REMAIN.

REMEDIAL TREATMENT

CLEARANCE AND REDEVELOPMENT ARE THE ONLY FEASIBLE SOLUTIONS FOR THE AREA BOUNDED BY GREENE STREET, NORTH EAST STREET, NASH STREET AND THE ATLANTIC COAST LINE RAILROAD. IN ADDITION TO THIS AREA, SPOT CLEARANCE OF STRUCTURES IS NEEDED THROUGHOUT THE DISTRICT AND ESPECIALLY ALONG NASH STREET.

A RECONDITIONING PROGRAM WOULD SERVE TO UPGRADE A LARGE NUMBER OF STRUCTURES IN THE CENTRAL PART OF THE DISTRICT WHICH ARE STRUCTURALLY SOUND BUT HAVE BEEN PERMITTED TO FALL INTO DISREPAIR.





PLANNING DISTRICT 14

LOCATION: NORTHEAST SECTION OF CITY

BOUNDARIES: CITY LIMITS, LIBSCOMB ROAD, HERRING AVENUE, ACL RAILROAD

AREA: 332 ACRES - 160.4 VACANT

POPULATION: 1960 - 423, 1980 - 121

MAJOR STREETS: HERRING AVENUE, LIBSCOMB ROAD

MAJOR PROBLEMS: MIXED LAND USE

RECOMMENDATION FOR TREATMENT: CODE ENFORCEMENT

PHYSICAL CHARACTERISTICS

DURING THE PAST DECADE THIS DISTRICT HAS BECOME INDUSTRIALIZED. THE PRINCIPAL LAND USER IN THIS DISTRICT IS THE EASTERN NORTH CAROLINA SANITORIUM. HOWEVER, DURING THE PAST DECADE A NUMBER OF MODERN ONE-STORY INDUSTRIAL-TYPE ESTABLISHMENTS HAVE LOCATED ALONG HERRING AVENUE. THESE USES, IN ADDITION TO THE INDUSTRIES ALREADY LOCATED ALONG HERRING AVENUE AT PENDER STREET AND LIBSCOMB ROAD, HAVE CREATED AN INDUSTRIAL-TYPE ENVIRONMENT THROUGHOUT THE WESTERN PART OF THE DISTRICT. IN ADDITION TO EXISTING USES, THERE IS A LARGE SUPPLY OF PRIME, VACANT LAND ALONG THE ACL RAILROAD.

APART FROM THE SANITORIUM AND INDUSTRIAL USES, THERE ARE TWO CONCENTRATIONS OF RESIDENTIAL STRUCTURES IN THE DISTRICT. THESE AREAS CONSIST OF HOMES IN THE \$8,000 - \$10,000 PRICE RANGE.

THE STREET SYSTEM IN THE DISTRICT IS A TYPICAL GRIDIRON PATTERN. THE MAJOR STREETS ARE IN EXCELLENT CONDITION; HOWEVER, SEVERAL OF THE MINOR, INTERIOR STREETS ARE UNPAVED.

HOUSING CONDITIONS

THERE ARE 114 RESIDENTIAL STRUCTURES PROVIDING 117 DWELLING UNITS WITHIN THE DISTRICT. OF THE TOTAL STRUCTURES, SIX WERE CONSIDERED TO BE SUBSTANDARD. IN ADDITION, 29 OF THE TOTAL STRUCTURES ARE TRAILERS. ALL DWELLING UNITS WITHIN THE DISTRICT ARE OCCUPIED BY WHITE POPULATION.

DURING THE TEN-YEAR PERIOD, JULY, 1951, TO JULY 1961, 13 RESIDENTIAL STRUCTURES WERE BUILT WITHIN THE DISTRICT.

WHILE ONLY A SMALL NUMBER OF THE STRUCTURES WITHIN THE DISTRICT ARE CONSIDERED TO BE SUBSTANDARD, A LARGE NUMBER ARE BEGINNING TO SHOW NEED FOR BETTER MAINTENANCE, ESPECIALLY THOSE LOCATED TO THE SOUTH OF JAMES STREET.

INDICES OF BLIGHT

PRESENTED BELOW IS A SUMMARY OF CERTAIN INDICES USED TO DETERMINE THE

PRESENCE OF BLIGHT IN THE DISTRICT.

<u>INDEX</u>	<u>NUMBER</u>	<u>PERCENT OF CITY</u>
TUBERCULOSIS CASES	0	0.0
VENEREAL DISEASE CASES	0	0.0
ILLEGITIMATE BIRTHS	1	0.9
FIRE CALLS	9	3.5
SUBSTANDARD RESIDENTIAL STRUCTURES	6	0.2

1.6 PERCENT OF CITY'S POPULATION

0.9 PERCENT OF SELECTED INDICES OF BLIGHT

COMMUNITY FACILITIES

SCHOOLS - THERE ARE NO SCHOOLS LOCATED WITHIN THE DISTRICT. ELEMENTARY SCHOOL STUDENTS ATTEND HEARNE SCHOOL. THE ADEQUACY OF THIS SCHOOL IS DISCUSSED ON PAGE 22 . THIS SCHOOL IS LOCATED WITHIN WALKING DISTANCE OF ALL HOMES WITHIN THE DISTRICT.

HIGH SCHOOL STUDENTS ATTEND FIKE HIGH SCHOOL.

RECREATION FACILITIES - THERE IS ONE COMBINED PLAYFIELD AND PICNIC AREA LOCATED BETWEEN CANAL STREET AND TOISNOT SWAMP PRESENTLY SERVING THIS DISTRICT. THIS FACILITY SHOULD ADEQUATELY SERVE THE RECREATION NEEDS OF THE DISTRICT POPULATION IN THE FUTURE.

OTHER FACILITIES - SANITARY AND STORM SEWER, GAS AND ELECTRICAL FACILITIES ARE AVAILABLE THROUGHOUT THE DISTRICT.

CAUSES OF BLIGHT

THE PRINCIPAL CAUSE OF BLIGHT WITHIN THIS DISTRICT HAS BEEN THE FAILURE OF INDIVIDUAL PROPERTY OWNERS TO CARRY OUT GOOD MAINTENANCE PRACTICES. IN ADDITION, THE PROPERTIES LOCATED TO THE SOUTH OF JAMES STREET HAVE SUFFERED FROM THEIR CLOSE PROXIMITY TO THE INDUSTRIAL COMPLEX ALONG LIBSCOMB ROAD, HARPER STREET, AND PENDER STREET.

REMEDIAL TREATMENT

UNTIL SUCH A TIME AS THE VACANT AND RESIDENTIAL PROPERTY LOCATED TO THE WEST OF HERRING AVENUE IS NEEDED FOR INDUSTRIAL USE, REMEDIAL TREATMENT WITHIN THIS DISTRICT SHOULD CONSIST OF THE RECONDITIONING OF SELECTED STRUCTURES, CONSERVATION PRACTICES TO THE REMAINDER, AND CODE ENFORCEMENT BY THE CITY'S INSPECTION DEPARTMENT.



PLANNING DISTRICT 15

LOCATION: EAST OF CORBETT AVENUE, WEST OF ACL RAILROAD

BOUNDARIES: CITY LIMITS, ACL RAILROAD, EAST GOLD STREET, WOODARD STREET,
CORBETT AVENUE

AREA: 356.7 ACRES - 166.2 VACANT

POPULATION: 1960 - 1,074, 1980 - 1,801

MAJOR STREETS: CORBETT AVENUE, WOODARD STREET, GOLD STREET

MAJOR PROBLEMS: DRAINAGE ALONG TOISNOT SWAMP

RECOMMENDATION FOR TREATMENT: CODE ENFORCEMENT

PHYSICAL CHARACTERISTICS

APART FROM THE MUNICIPAL POWER PLANT AND SEVERAL INDUSTRIAL USES ALONG EAST GOLD STREET, THIS DISTRICT IS COMPLETELY RESIDENTIAL IN CHARACTER. THE POWER PLANT AND INDUSTRIAL USES ARE SCREENED FROM RESIDENTIAL DEVELOPMENT BY THE MUNICIPAL CEMETERY.

STREETS WITHIN THE DISTRICT ARE WELL ALIGNED; AND EXCEPT FOR GOLD PARK ROAD, ALL STREETS ARE PAVED. IN ADDITION, MOST STREETS HAVE CURBS AND GUTTERS. RIGHT-OF-WAY HAS BEEN PROVIDED THROUGH THE MONTCLAIR SUBDIVISION FOR THE EXTENSION OF WARD BOULEVARD. DUE TO THIS PLANNING, TRAFFIC ON THIS MAJOR STREET SHOULD NOT ADVERSELY AFFECT THE RESIDENTIAL CHARACTER OF THE DISTRICT.

THE LAND ALONG TOWNSHIP SWAMP IS SUBJECT TO FLOODING DURING RAINY WEATHER AND CONSEQUENTLY IS NOT SUITABLE FOR DEVELOPMENT.

HOUSING CONDITIONS

AT THE TIME OF THE LAND SURVEY, THERE WERE 350 RESIDENTIAL STRUCTURES PROVIDING APPROXIMATELY 360 DWELLING UNITS WITHIN THE DISTRICT. OF THE TOTAL STRUCTURES IN THE DISTRICT, ONLY TWO ARE CONSIDERED TO BE SUBSTANDARD. BOTH OF THESE ARE IN NEED OF CLEARANCE. ALL STRUCTURES WITHIN THE DISTRICT ARE OCCUPIED BY WHITE POPULATION.

DURING THE TEN-YEAR PERIOD, JULY, 1951, TO JULY, 1961, 176 RESIDENTIAL STRUCTURES WERE BUILT WITHIN THE DISTRICT. THIS REPRESENTS 10.5 PERCENT OF THE CITY'S TOTAL RESIDENTIAL CONSTRUCTION DURING THAT PERIOD AND 50.2 PERCENT OF THE RESIDENTIAL STRUCTURES WITHIN THE DISTRICT.

HOUSES WITHIN THE MONTCLAIR SUBDIVISION ARE IN A \$9,500 TO \$12,500 PRICE RANGE. THE OLDER HOMES WITHIN THE DISTRICT ARE IN A SLIGHTLY LOWER PRICE RANGE.

INDICES OF BLIGHT

PRESENTED BELOW IS A SUMMARY OF CERTAIN INDICES USED TO DETERMINE THE PRESENCE OF BLIGHT WITHIN THE DISTRICT.

<u>INDEX</u>	<u>NUMBER</u>	<u>PERCENT OF CITY</u>
TUBERCULOSIS CASES	2	8.3
VENEREAL DISEASE CASES	3	3.1
ILLEGITIMATE BIRTHS	0	0.0
FIRE CALLS	8	3.1
SUBSTANDARD RESIDENTIAL STRUCTURES	2	0.08

3.9 PERCENT OF CITY'S POPULATION

2.9 PERCENT OF SELECTED INDICES OF BLIGHT

COMMUNITY FACILITIES

SCHOOLS - THERE ARE NO SCHOOLS LOCATED WITHIN THE DISTRICT. ELEMENTARY SCHOOL STUDENTS ATTEND HEARNE SCHOOL AND WELLS SCHOOL. BOTH OF THESE SCHOOLS ARE LOCATED MORE THAN ONE-HALF MILE FROM THE MOST NORTHERN PART OF THE DISTRICT. HOWEVER, THEIR LOCATIONS ARE EASILY ACCESSIBLE TO MOST OF THE STUDENTS WITHIN THE DISTRICT.

THE ADEQUACY OF HEARNE SCHOOL IS DISCUSSED ON PAGE 22. WELLS SCHOOL HAD AN ENROLLMENT OF 567 STUDENTS IN 1960 WITH AN AVERAGE OF 38 STUDENTS PER CLASSROOM. SINCE THAT TIME, SEVEN NEW CLASSROOMS HAVE BEEN ADDED TO THE SCHOOL. THE SCHOOL BUILDING WAS BUILT IN 1904 ON A SITE OF 16.7 ACRES. EVEN THOUGH OLD, THE BUILDING SHOULD HAVE AN INDEFINITE LIFE SPAN WITH PROPER MAINTENANCE. THE SCHOOL IS WELL LOCATED AND ITS SERVICE AREA HAS EXPERIENCED CONSIDERABLE POPULATION INCREASE DURING THE PAST DECADE.

RECREATION FACILITIES - GOLD PARK IS LOCATED WITHIN THE DISTRICT AND SERVES AS A MULTI-PURPOSE FACILITY. THIS PARK HAS A SITE OF 4 ACRES AND IS EQUIPPED WITH PLAYGROUND APPARATUS, A PICNIC AREA, BASKETBALL GOALS AND A WADING POOL. THE WADING POOL IS IN NEED OF MAJOR REPAIR, HOWEVER, THE PARK SITE IS WELL SHADED AND OFFERS BOTH ACTIVE AND PASSIVE RECREATION.

IN ADDITION TO GOLD PARK, TENTATIVE PLANS HAVE BEEN MADE TO DEVELOP A LARGE PARK ALONG TOISNOT SWAMP. THIS FACILITY WILL HAVE A SITE OF APPROXIMATELY 43 ACRES INCLUDING A SMALL LAKE.

OTHER FACILITIES - SANITARY AND STORM SEWER, WATER, GAS, AND ELECTRICAL FACILITIES ARE AVAILABLE THROUGHOUT THE DISTRICT.

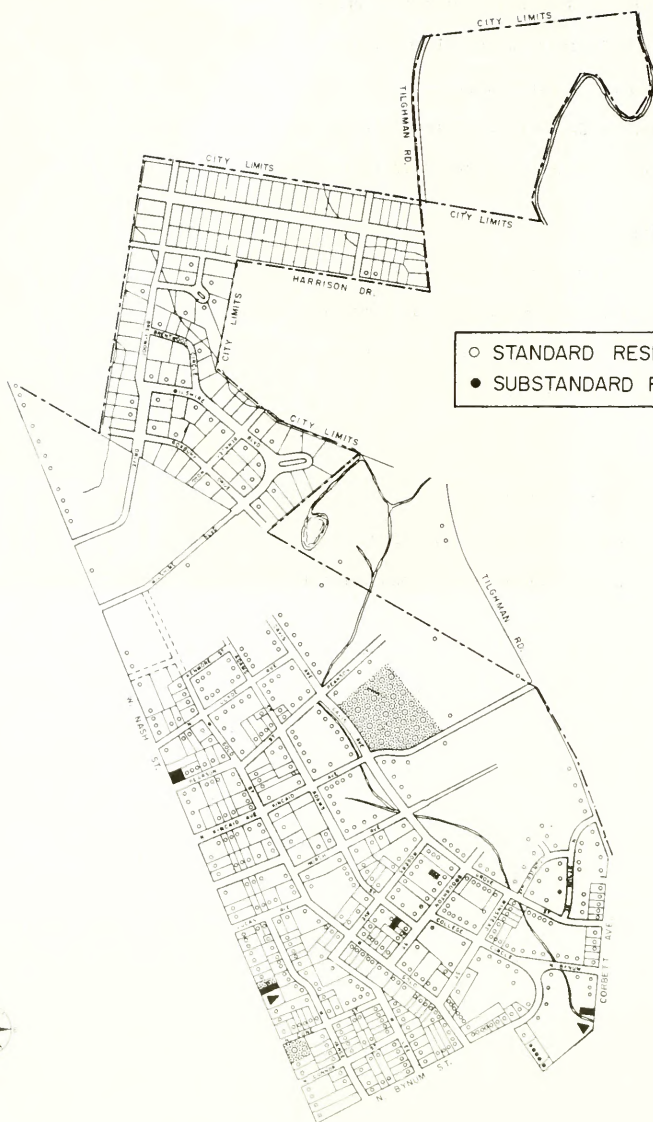
CAUSES OF BLIGHT

BLIGHTING INFLUENCES ARE NEARLY ABSENT FROM THIS DISTRICT. THE ONLY APPARENT DETRIMENTAL FACTOR PRESENT IN THIS DISTRICT IS THE AGE OF THE STRUCTURES ALONG WOODARD AND COLLEGE STREETS. MOST OF THESE STRUCTURES ARE OF FRAME CONSTRUCTION, AND A NUMBER OF THEM ARE BEGINNING TO SHOW EVIDENCE OF POOR MAINTENANCE.

REMEDIAL TREATMENT

REMEDIAL TREATMENT WITHIN THIS DISTRICT SHOULD CONSIST OF STRICT CODE ENFORCEMENT BY THE CITY'S INSPECTION DEPARTMENT AND CONSERVATION PRACTICES BY PROPERTY OWNERS, ESPECIALLY THOSE ALONG COLLEGE AND WOODARD STREETS.

16 & 17



- STANDARD RESIDENTIAL
- SUBSTANDARD RESIDENTIAL



PLANNING DISTRICTS 16 AND 17

LOCATION: NORTHWESTERN AREA OF CITY

BOUNDARIES: CITY LIMITS, CORBETT AVENUE, NORTH BYNUM STREET, WEST NASH STREET

AREA: 480.3 ACRES - 233.9 VACANT

POPULATION: 1960 - 2,219, 1980 - 3,327

MAJOR STREETS: WEST NASH STREET, HIGH SCHOOL ROAD, TILGHMAN ROAD

MAJOR PROBLEMS: LACK OF RECREATION SPACE AND ONE POCKET OF FIVE SUBSTANDARD HOUSES

RECOMMENDATION FOR TREATMENT: CONSERVATION, CODE ENFORCEMENT, AND SPOT CLEARANCE

PHYSICAL CHARACTERISTICS

APART FROM ONE SMALL AREA OF COMMERCIAL ZONING ALONG CORBETT AVENUE AND THREE NONCONFORMING COMMERCIAL USES ALONG WEST NASH STREET, THIS DISTRICT IS ENTIRELY RESIDENTIAL IN CHARACTER.

STREET CONDITIONS WITHIN THE DISTRICT ARE EXCELLENT ALTHOUGH THE STREET LAYOUT IN THE OLDER PORTION OF THE DISTRICT IS EXTREMELY POOR. ALL STREETS WITHIN THE DISTRICT ARE PAVED AND EXCEPT FOR SEVERAL BLOCKS ALL ARE PROVIDED WITH CURB AND GUTTER.

THE OVERALL ENVIRONMENT OF THE DISTRICT IS EXCELLENT WITH NEAT, WELL-KEPT LAWNS AND STRUCTURES.

HOUSING CONDITIONS

THIS NEIGHBORHOOD CONTAINS 537 RESIDENTIAL STRUCTURES WHICH PROVIDE APPROXIMATELY 637 DWELLING UNITS. OF THE TOTAL RESIDENTIAL STRUCTURES, 5 WERE CONSIDERED TO BE SUBSTANDARD. THESE 5 ARE LOCATED ALONG THE EASTERN BOUNDARY OF THE DISTRICT AT THE INTERSECTION OF CORBETT AVENUE AND BYNUM STREET. ALL RESIDENTIAL STRUCTURES WITHIN THE DISTRICT ARE OCCUPIED BY WHITE POPULATION.

APART FROM THE 5 SUBSTANDARD STRUCTURES, HOUSING CONDITIONS WITHIN THE DISTRICT ARE EXCELLENT. THE MAJORITY OF THE MULTI-FAMILY DWELLINGS WITHIN THE DISTRICT ARE LOCATED IN THE GROUP HOUSING PROJECT AT THE INTERSECTION OF CORBETT AVENUE AND TILGHMAN ROAD. THIS PROJECT IS WELL KEPT AND HAS ROOM FOR ADDITIONAL EXPANSION.

HOUSING VALUES WITHIN THE DISTRICT VARY SOMEWHAT. VALUES IN THE BRENTWOOD AND BRENTWOOD ANNEX SUBDIVISION RANGE FROM \$25,000 TO \$50,000. TO THE EAST, VALUES ARE LOWER WITH A RANGE OF \$8,000 TO \$15,000.

DURING THE TEN-YEAR PERIOD, JULY 1, 1951, TO JULY 1, 1961, 144 NEW RESIDENTIAL STRUCTURES WERE BUILT WITHIN THE DISTRICT. THIS REPRESENTS 8.6 PERCENT OF THE CITY'S TOTAL RESIDENTIAL CONSTRUCTION DURING THAT PERIOD.

INDICES OF BLIGHT

PRESENTED BELOW IS A SUMMARY OF CERTAIN INDICES USED TO DETERMINE THE PRESENCE OF BLIGHT WITHIN THE DISTRICT.

<u>INDEX</u>	<u>NUMBER</u>	<u>PERCENT OF CITY</u>
TUBERCULOSIS CASES	0	0.0
VENEREAL DISEASE CASES	0	0.0
ILLEGITIMATE BIRTHS	1	0.9
FIRE CALLS	11	4.3
SUBSTANDARD RESIDENTIAL STRUCTURES	5	0.3

8.2 PERCENT OF CITY'S TOTAL POPULATION

1.1 PERCENT OF SELECTED INDICES OF BLIGHT

COMMUNITY FACILITIES

SCHOOLS - ELEMENTARY SCHOOL STUDENTS ATTEND WELLS ELEMENTARY SCHOOL WHICH IS LOCATED IN THIS DISTRICT. THE ADEQUACY OF WELLS SCHOOL IS DISCUSSED ON PAGE 76 . HIGH SCHOOL STUDENTS ATTEND FIKE HIGH SCHOOL WHICH ABUTS THE BRENTWOOD SUBDIVISION. THIS SCHOOL IS LOCATED ON A 50-ACRE SITE WITH ADDITIONAL SPACE AVAILABLE FOR EXPANSION.

RECREATION FACILITIES - THERE ARE NO PUBLIC RECREATION FACILITIES AVAILABLE WITHIN THE DISTRICT. HOWEVER, GOLO PARK IS EASILY ACCESSIBLE TO RESIDENTS OF THE EASTERN PORTION OF THE DISTRICT. RESIDENTS TO THE NORTH OF KINCAID AVENUE DO NOT HAVE "WALKING" ACCESS TO ANY RECREATION FACILITIES OTHER THAN THE OPEN PLAY SPACE AT THE WELLS SCHOOL. CONSIDERATION SHOULD BE GIVEN TO THIS SHORTCOMING BY THE RECREATION COMMISSION AND THE PLANNING BOARD.

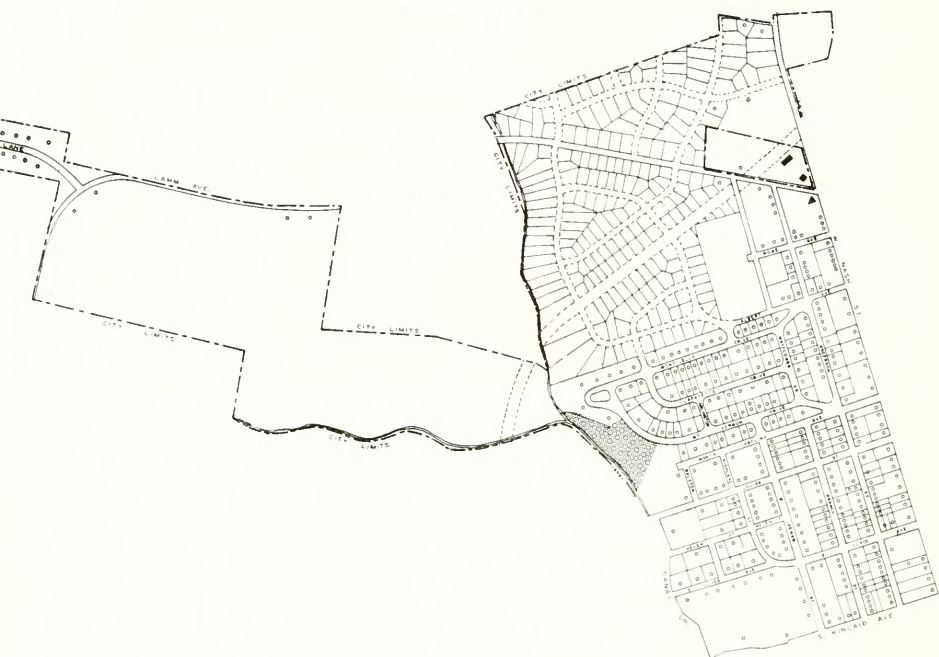
OTHER FACILITIES - SANITARY AND STORM SEWER, WATER, GAS AND ELECTRICAL FACILITIES ARE AVAILABLE THROUGHOUT THE DISTRICT.

CAUSES OF BLIGHT

THE ONLY EVIDENCE OF BLIGHT WITHIN THE DISTRICT IS A POCKET OF FIVE SUBSTANDARD RESIDENTIAL STRUCTURES LOCATED AT THE INTERSECTION OF CORBETT AVENUE AND NORTH BYNUM STREET. THE CONDITION OF THESE STRUCTURES HAS RESULTED FROM THE WITHHOLDING OF BASIC STRUCTURAL MAINTENANCE OVER AN EXTENDED PERIOD OF TIME. IN ADDITION, THEY ARE LOCATED IN THE LINE OF EXPANSION OF ATLANTIC CHRISTIAN COLLEGE.

REMEDIAL TREATMENT

REMEDIAL TREATMENT WITHIN THIS DISTRICT SHOULD CONSIST OF THE SPOT CLEARANCE OF THE FIVE SUBSTANDARD RESIDENTIAL STRUCTURES AND NORMAL CODE ENFORCEMENT PROCEDURES BY THE CITY'S INSPECTION DEPARTMENT.



○ STANDARD RESIDENTIAL
● SUBSTANDARD RESIDENTIAL



PLANNING DISTRICT 18

LOCATION: NORTHWEST AREA OF CITY

BOUNDARIES: WEST NASH STREET, SOUTH KINCAID AVENUE, CANAL DRIVE, CITY LIMITS

AREA: 469 ACRES - 259 VACANT

POPULATION: 1960 - 1,260,* 1980 - 1,956*

MAJOR STREETS: WEST NASH STREET, SOUTH KINCAID AVENUE, LAMM AVENUE

MAJOR PROBLEMS: NONE

RECOMMENDATION FOR TREATMENT: CODE ENFORCEMENT

* ESTIMATES PERTAIN TO AREA INCLUDED WITHIN DISTRICT BOUNDARIES AS OF 1960.

PHYSICAL CHARACTERISTICS

APART FROM THE AREA ZONED FOR BUSINESS USES AT THE INTERSECTION OF WEST NASH STREET AND LAMM AVENUE, THIS DISTRICT IS RESIDENTIAL IN CHARACTER.

STREET CONDITIONS WITHIN THE DISTRICT ARE GENERALLY GOOD WITH ALL STREETS HAVING A PERMANENT-TYPE WEARING SURFACE. HOWEVER, MAINTENANCE COSTS ON SEVERAL OF THE OLDER STREETS WHICH LACK A PROPER BASE MATERIAL ARE EXTREMELY HIGH.

THE ENVIRONMENT OF THE DISTRICT IS EXTREMELY GOOD WITH NO EVIDENCE OF BLIGHT PRESENT IN THE DISTRICT.

HOUSING CONDITIONS

THERE ARE 368 RESIDENTIAL STRUCTURES PROVIDING APPROXIMATELY 375 DWELLING UNITS WITHIN THE DISTRICT. ALL DWELLING UNITS IN THE DISTRICT ARE OCCUPIED BY WHITE POPULATION.

THE GENERAL CONDITION OF STRUCTURES WITHIN THE DISTRICT IS EXCELLENT WITH NO SUBSTANDARD STRUCTURES PRESENT. MOST HOMES WITHIN THE DISTRICT COME WITHIN THE \$12,000 TO \$18,000 PRICE RANGE. DURING THE PERIOD, JULY 1, 1951, TO JULY 1, 1961, 122 RESIDENTIAL STRUCTURES WERE BUILT WITHIN THE DISTRICT. THIS REPRESENTS 7.2 PERCENT OF THE CITY'S RESIDENTIAL CONSTRUCTION DURING THAT PERIOD.

INDICES OF BLIGHT

PRESENTED BELOW IS A SUMMARY OF CERTAIN INDICES USED TO DETERMINE THE PRESENCE OF BLIGHT WITHIN THE DISTRICT.

<u>INDEX</u>	<u>NUMBER</u>	<u>PERCENT OF CITY</u>
TUBERCULOSIS CASES	0	0.0
VENEREAL DISEASE CASES	0	0.0
ILLEGITIMATE BIRTHS	0	0.0
FIRE CALLS	9	3.5
SUBSTANDARD RESIDENTIAL STRUCTURES	0	0.0

4.6 PERCENT OF TOTAL POPULATION

0.7 PERCENT OF SELECTED INDICES OF BLIGHT

COMMUNITY FACILITIES

SCHOOLS - ELEMENTARY SCHOOL STUDENTS ATTEND WELLS SCHOOL AT THE PRESENT TIME.

THE ADEQUACY OF THIS SCHOOL IS DISCUSSED ON PAGE 76 . SCHOOL BOARD PLANS CALL FOR THE CONSTRUCTION OF A NEW ELEMENTARY SCHOOL ON THE SCHOOL-OWNED, 10-ACRE SITE IN CAVALIER PARK. THIS SITE IS CENTRALLY LOCATED AND SHOULD ADEQUATELY SERVE THE ELEMENTARY SCHOOL NEEDS OF STUDENTS IN THE DISTRICT.

RECREATION - THE DAY CAMP RECREATION AREA IS LOCATED WITHIN THE DISTRICT AND THE COMMUNITY CENTER IS LOCATED ADJACENT TO ITS EASTERN BOUNDARY. THE DAY CAMP HAS A SITE OF 8.7 ACRES WITH FACILITIES FOR PICNICKING, BASKETBALL AND SPECIAL PROGRAMS. THIS FACILITY HAS AN EXCELLENT LOCATION WITH ROOM AVAILABLE FOR EXPANSION.

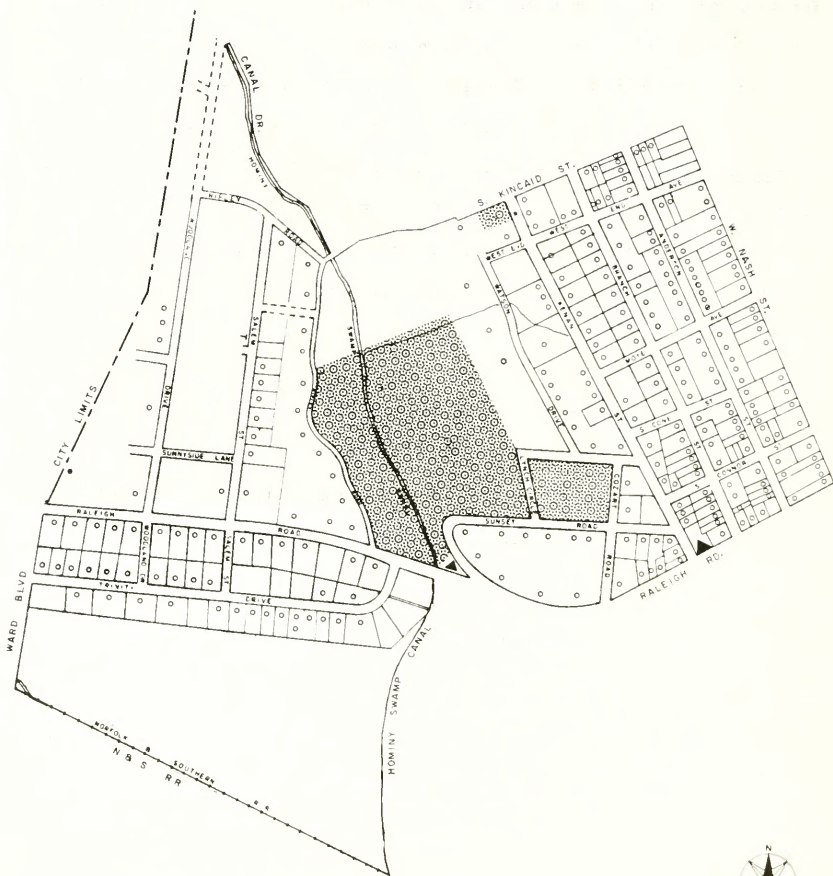
OTHER FACILITIES - SANITARY AND STORM SEWER, WATER, GAS AND ELECTRICAL FACILITIES ARE AVAILABLE THROUGHOUT ALL BUT THE RECENTLY ANNEXED PORTIONS OF THE DISTRICT. PLANS FOR THE PROVISION OF SEWER AND WATER TO THE ANNEXED AREA ALONG DOGWOOD LANE HAVE BEEN PREPARED. HOWEVER, IN ORDER TO PROVIDE SANITARY SEWER TO THIS AREA, A LIFT STATION WILL BE REQUIRED.

CAUSES OF BLIGHT

THERE APPEARS TO BE NO BLIGHTING INFLUENCES PRESENT WITHIN THIS DISTRICT.

REMEDIAL TREATMENT

THE ONLY REMEDIAL TREATMENT NEEDED WITHIN THIS DISTRICT IS THE IMPROVING OF THE BASE MATERIAL ALONG SEVERAL OF THE LOWER STREETS WITHIN THE DISTRICT. IN MOST CASES, THIS WILL INVOLVE THE COMPLETE REBUILDING OF THESE STREETS.





PLANNING DISTRICTS 19 AND 20

LOCATION: WEST END, TRINITY DRIVE, WOODDARD DRIVE

BOUNDARIES: WEST NASH STREET, RALEIGH ROAD, HADMINY SWAMP CANAL, NORFOLK AND SOUTHERN RAILROAD, WARD BOULEVARD, CITY LIMITS, CANAL DRIVE, SOUTH KINCAID STREET

AREA: 321 ACRES - 113.2 VACANT

POPULATION: 1960 - 959, 1980 - 1,521

MAJOR PROBLEMS: NONE

RECOMMENDATION FOR TREATMENT: CODE ENFORCEMENT

PHYSICAL CHARACTERISTICS

THE PRINCIPAL LAND MARK WITHIN THIS DISTRICT IS THE COMMUNITY CENTER. THE ONLY COMMERCIAL USES LOCATED WITHIN THE DISTRICT ARE TWO SERVICE STATIONS ALONG RALEIGH ROAD.

THE STREET PATTERN WITHIN THE DISTRICT IS GENERALLY GOOD AS ARE STREET CONDITIONS. THE STREETS HAVE BEEN ESTABLISHED THROUGHOUT ALL BUT ONE AREA OF UNDEVELOPED LAND ALONG THE RAILROAD. THIS TRACT CONTAINS APPROXIMATELY 40 ACRES AND WILL HAVE ACCESS FROM WARD BOULEVARD ONLY UNLESS A BRIDGE IS CONSTRUCTED ACROSS HOMINY SWAMP CANAL SO AS TO EXTEND WESTOVER AVENUE. WHILE COSTLY, THIS WOULD APPEAR TO BE THE MOST LOGICAL ANSWER TO THE TRACT'S ACCESS PROBLEM.

ENVIRONMENTAL CONDITIONS THROUGHOUT THE DISTRICT ARE EXCELLENT. THE RESIDENTIAL AREA TO THE WEST OF THE HOMINY SWAMP CANAL IS AMONG THE BEST IN THE CITY WHILE THAT TO THE EAST OF THE CANAL IS LESS EXPENSIVE BUT EQUALLY WELL KEPT.

HOUSING CONDITIONS - THE DISTRICT CONTAINS 262 RESIDENTIAL STRUCTURES WHICH PROVIDE APPROXIMATELY 278 DWELLING UNITS. ONE DWELLING UNIT WITHIN THE DISTRICT IS OCCUPIED BY NON-WHITE POPULATION. THIS DWELLING IS THE ONLY ONE WITHIN THE DISTRICT CONSIDERED TO BE SUBSTANDARD.

HOUSING CONDITIONS THROUGHOUT THE DISTRICT ARE EXCELLENT WITH MOST OF THOSE TO THE NORTH OF THE CANAL FALLING WITHIN A PRICE RANGE OF \$10,000 TO \$18,000. TO THE SOUTH VALUES RANGE GENERALLY FROM \$25,000 UPWARD WITH SOME ABOVE \$50,000.

DURING THE PERIOD, JULY 1, 1951, TO JULY 1, 1961, 44 NEW RESIDENTIAL STRUCTURES WERE BUILT WITHIN THE DISTRICT. THIS REPRESENTS 2.7 PERCENT OF THE CITY'S RESIDENTIAL CONSTRUCTION DURING THAT PERIOD.

INDICES OF BLIGHT

PRESENTED BELOW IS A SUMMARY OF CERTAIN INDICES USED TO DETERMINE THE PRESENCE OF BLIGHT IN THE DISTRICT.

<u>INDEX</u>	<u>NUMBER</u>	<u>PERCENT OF CITY</u>
TUBERCULOSIS CASES	0	0.0
VENEREAL DISEASE CASES	0	0.0
ILLEGITIMATE BIRTHS	0	0.0
FIRE CALLS	6	2.4
SUBSTANDARD RESIDENTIAL STRUCTURES	1	0.04

3.6 PERCENT OF CITY'S POPULATION

0.6 PERCENT OF SELECTED INDICES OF BLIGHT

COMMUNITY FACILITIES

SCHOOLS - THERE ARE NO ELEMENTARY SCHOOLS LOCATED WITHIN THE DISTRICT. THE WOODWARD ELEMENTARY SCHOOL IS LOCATED WITHIN ONE-HALF MILE OF THE GREAT MAJORITY OF THE ELEMENTARY SCHOOL STUDENTS AND WITHIN THREE-QUARTERS OF A MILE OF ALL STUDENTS IN THE DISTRICT. THE ADEQUACY OF THIS SCHOOL IS DISCUSSED ON PAGE 22.

RECREATION FACILITIES - THE COMMUNITY CENTER IS LOCATED WITHIN CLOSE WALKING DISTANCE OF EVERY RESIDENCE WITHIN THE DISTRICT. THE WIDE RANGE OF ACTIVITIES OFFERED AT THIS FACILITY ADEQUATELY SERVE THE RECREATION NEEDS OF THE DISTRICT'S POPULATION.

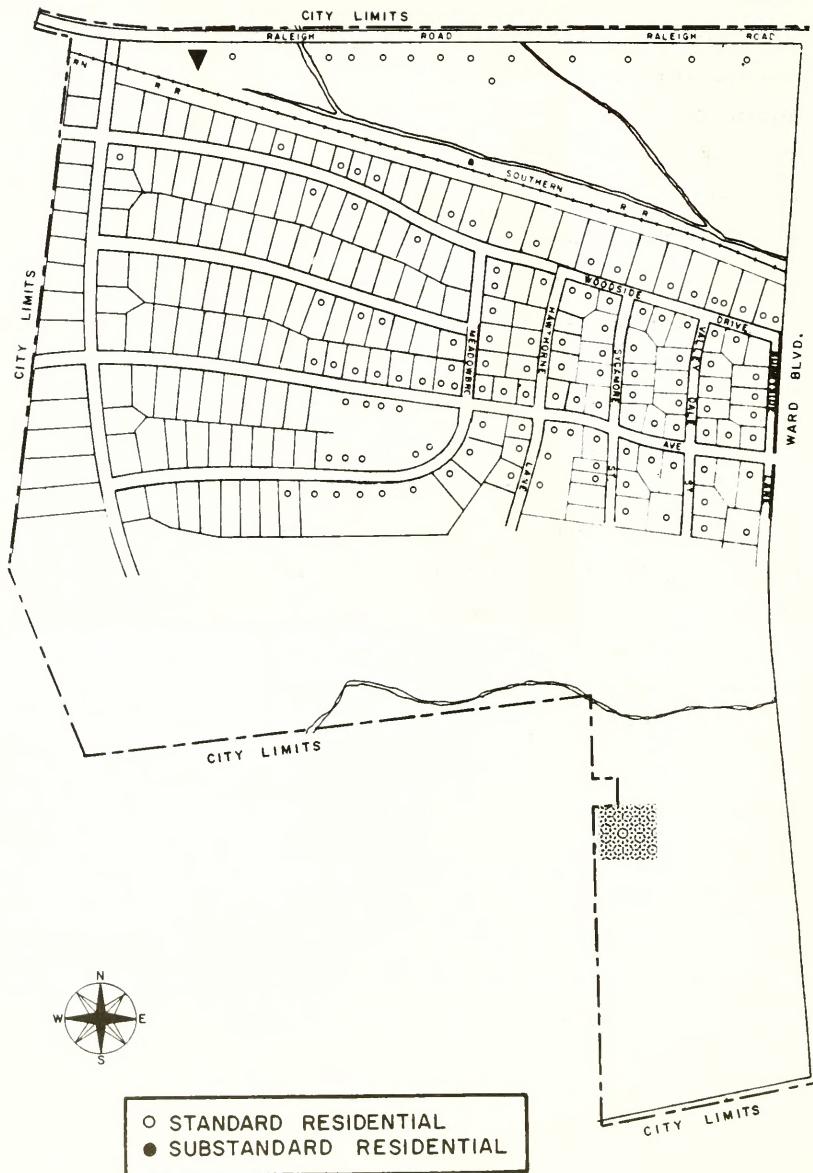
OTHER FACILITIES - SANITARY AND STORM SEWER, WATER, GAS AND ELECTRICAL FACILITIES ARE AVAILABLE THROUGHOUT THE DISTRICT.

CAUSES OF BLIGHT

THERE IS NO EVIDENCE OF BLIGHT-INDUCING FACTORS PRESENT IN THE DISTRICT.

REMEDIAL TREATMENT

NORMAL CODE ENFORCEMENT PRACTICES BY THE CITY'S INSPECTION DEPARTMENT ARE THE ONLY REMEDIAL TREATMENTS NEEDED WITHIN THIS DISTRICT.





PLANNING DISTRICT 21

LOCATION: WESTWOOD SUBDIVISION

BOUNDARIES: CITY LIMITS, WARD BOULEVARD, N. C. 42, RALEIGH ROAD

AREA: 283 ACRES - 199 VACANT

POPULATION: 1960 - 350, 1980 - 690

MAJOR PROBLEMS: NONE

RECOMMENDATION FOR TREATMENT: CODE ENFORCEMENT

PHYSICAL CHARACTERISTICS

APART FROM ONE NON-CONFORMING SERVICE STATION EXISTING, DEVELOPMENT WITHIN THIS DISTRICT IS ENTIRELY RESIDENTIAL IN CHARACTER. COMMERCIAL ZONING FOR A SHOPPING CENTER HAS BEEN GRANTED FOR A 26-ACRE SITE AT THE INTERSECTION OF WARO BOULEVARD AND N. C. 42. CAREFUL PLANNING OF THIS CENTER WILL BE REQUIRED TO REDUCE CONFLICT BETWEEN IT AND SURROUNDING RESIDENTIAL DEVELOPMENT.

ALL STREETS WITHIN THE DISTRICT ARE PAVED AND PROVIDED WITH CURB AND GUTTER. THE STREET PATTERN IS EXCELLENT AND PLANS FOR THE EXTENSION OF THE SYSTEM INTO THE UNDEVELOPED PROPERTY EAST OF THE WESTWOOD SUBDIVISION HAVE BEEN MADE.

AN EFFECTIVE BUFFER STRIP OF PINE WOODS BETWEEN THE NORFOLK AND SOUTHERN RAILROAD AND ABUTTING RESIDENTIAL PROPERTY HAS ELIMINATED ANY CONFLICT THAT MAY HAVE OCCURRED BECAUSE OF THE RAILROAD'S LOCATION.

HOUSING CONDITIONS

AT THE TIME OF THE FIELD SURVEY, THERE WERE 132 RESIDENTIAL STRUCTURES WITHIN THE DISTRICT. IN ADDITION, THERE WERE 11 NEW STRUCTURES BEING CONSTRUCTED. ALL STRUCTURES WITHIN THE DISTRICT ARE SINGLE FAMILY AND ARE OCCUPIED BY WHITE POPULATION.

THE ONE SUBSTANDARD RESIDENTIAL STRUCTURE WITHIN THE DISTRICT IS NOW BEING DEMOLISHED. HOUSING CONDITIONS WITHIN THE DISTRICT ARE EXCELLENT WITH ALL BUT ABOUT 10 HAVING BEEN BUILT SINCE 1950. THE HOMES WITHIN THE WESTWOOD SUBDIVISION RANGE IN VALUE FROM \$13,500 TO \$24,000. THOSE ALONG RALEIGH ROAD PROBABLY HAVE VALUES AS HIGH AS \$100,000.

DURING THE TEN-YEAR PERIOD, JULY 1, 1951, TO JULY 1, 1961, 143 BUILDING PERMITS WERE ISSUED FOR RESIDENTIAL STRUCTURES WITHIN THE DISTRICT. THIS REPRESENTS 8.5 PERCENT OF ALL RESIDENTIAL BUILDING PERMITS ISSUED DURING THAT PERIOD.

INDICES OF BLIGHT

PRESENTED BELOW IS A SUMMARY OF CERTAIN INDICES USED TO DETERMINE THE PRESENCE OF BLIGHT WITHIN THE DISTRICT.

<u>INDEX</u>	<u>NUMBER</u>	<u>PERCENT OF CITY</u>
TUBERCULOSIS CASES	0	0.0
VENEREAL DISEASE CASES	0	0.0
ILLEGITIMATE BIRTHS	0	0.0
FIRE CALLS	2	0.8
SUBSTANDARD RESIDENTIAL STRUCTURES	1	0.04

1.3 PERCENT OF CITY'S POPULATION

0.2 PERCENT OF SELECTED INDICES OF BLIGHT

COMMUNITY FACILITIES

SCHOOLS - THERE ARE NO ELEMENTARY SCHOOLS LOCATED WITHIN THE DISTRICT AND NONE WITHIN WALKING DISTANCE. ELEMENTARY STUDENTS ATTEND WINSTEAD ELEMENTARY SCHOOL. THE ADEQUACY OF THIS SCHOOL IS DISCUSSED ON PAGE 37. SCHOOL BOARD PLANS CALL FOR THE CONSTRUCTION OF A NEW ELEMENTARY SCHOOL ON THE SCHOOL PROPERTY LOCATED ALONG N. C. 42. UNTIL THIS IS DONE, SCHOOL FACILITIES FOR THIS DISTRICT'S POPULATION WILL BE INADEQUATE.

RECREATION FACILITIES - AT THE PRESENT, THERE ARE NO PUBLIC RECREATION FACILITIES WITHIN THE DISTRICT. HOWEVER, A SITE OF APPROXIMATELY FOUR ACRES FOR A NEIGHBORHOOD PLAYGROUND IS BEING RESERVED BY THE DEVELOPERS OF THE PARKWOOD SUBDIVISION. THIS SITE WILL PROVIDE A CENTRALLY LOCATED FACILITY FOR CHILDREN IN THE DISTRICT.

OTHER FACILITIES - SANITARY AND STORM SEWER, WATER, GAS AND ELECTRICAL FACILITIES ARE AVAILABLE THROUGHOUT THE DISTRICT.

CAUSES OF BLIGHT

THERE IS NO EVIDENCE OF BLIGHT-INDUCING FACTORS PRESENT IN THE DISTRICT.

REMEDIAL TREATMENT

NORMAL CODE ENFORCEMENT PRACTICES BY THE CITY'S INSPECTION DEPARTMENT ARE
THE ONLY REMEDIAL TREATMENTS NEEDED WITHIN THIS DISTRICT.

APPENDIX

TABLE 1

RESIDENTIAL CONSTRUCTION - JULY 1, 1951 - JULY 1, 1961¹

<u>PLANNING DISTRICT</u>	<u>TOTAL</u>	<u>PERCENT OF TOTAL</u>
1	2	0.1
2	12	0.7
3	3	0.2
4	55	3.3
5	252 ²	15.0
6	261	15.5
7	29	1.7
8	127	7.6
9	5	0.3
10	51	3.0
11	119	7.1
12	67	4.0
13	54	3.2
14	13	0.8
15	176	10.5
16	55	3.3
17	89	5.3
18	122	7.2
19	26	1.6
20	18	1.1
21	143	8.5
TOTAL	<u>1679</u>	<u>100.0</u>

1) SOURCE: BUILDING INSPECTOR

2) DOES NOT INCLUDE 90 UNITS OF PUBLIC HOUSING

TABLE 2

RESIDENTIAL STRUCTURES AND SUBSTANDARD
RESIDENTIAL STRUCTURES BY RACIAL OCCUPANCY ¹

PLANNING DISTRICTS	RESIDENTIAL STRUCTURES				SUBSTANDARD STRUCTURES			
	WHITE	Non- WHITE	TOTAL	PERCENT OF CITY	WHITE	Non- WHITE	TOTAL	PERCENT OF CITY
1	173	0	173	2.5	10	0	10	0.40
2	327	0	327	4.9	40	0	40	1.90
3	110	0	110	1.6	1	0	1	0.04
4	319	170	489	8.3	44	145	189	9.00
5	368	16	384	5.7	14	16	30	1.40
6	622	0	622	9.2	5	0	5	0.30
7	147	342	489	7.2	51	326	377	18.20
8	354	5	359	5.3	19	5	24	1.20
9	0	13	13	0.1	0	7	7	0.30
10	0	304	304	4.5	0	248	248	11.80
11	0	591	591	8.7	0	471	471	22.40
12	0	846	846	12.5	0	581	581	27.60
13	174	94	268	3.9	71	31	102	4.80
14	114	0	114	1.6	6	0	6	0.20
15	350	0	350	5.1	2	0	2	0.08
16	365	0	365	5.4	5	0	5	0.30
17	162	0	162	2.4	0	0	0	0.00
18	368	0	368	5.4	0	0	0	0.00
19	192	0	192	2.8	0	0	0	0.00
20	70	0	70	1.0	0	1	1	0.04
21	132	0	132	1.9	1	0	1	0.04
GRAND TOTAL	4,347	2,381	6,728	100.0	269	1,831	2,100	100.00

1) SOURCE: FIELD SURVEYS

TABLE 3

DWELLING UNIT COUNT BY DWELLING TYPE ¹

<u>PLANNING DISTRICT</u>	<u>1 FAMILY</u>	<u>2 FAMILY</u>	<u>3 FAMILY</u>	<u>4 OR MORE FAMILIES</u>	<u>TOTAL</u>
1	112	84	21	58	275
2	267	54	72	47	440
3	85	26	15	15	141
4	433	98	27	7	565
5	377	12	3	0	392
6	607	22	12	0	641
7	398	164	24	4	590
8	344	24	9	0	377
9	9	2	0	24	35
10	238	116	12	32	398
11	515	136	9	20	680
12	766	152	12	0	930
13	250	36	0	0	286
14	111	6	0	0	117
15	343	10	3	4	360
16	326	26	0	117	469
17	156	12	0	0	168
18	362	10	3	0	375
19	186	12	0	0	198
20	70	0	0	0	70
21	132	0	0	0	132
	<u>6087</u>	<u>1002</u>	<u>222</u>	<u>328</u>	<u>7639</u>

1) SOURCE: FIELD SURVEY

TABLE 4

POPULATION AND SELECTED INDICES OF BLIGHT - 1960

POPULATION			No. of 2 FIRE CALLS		CASES OF 3 T. B.		CASES OF 3 V. D.		No. of 3 ILLIGITIMATE BIRTHS		PERCENT 3 INDICES OF BLIGHT	
PLANNING DISTRICT	WHITE	NON- WHITE	TOTAL	% OF CITY	PER- CENT		PER- CENT		PER- CENT		PER- CENT	
					No.	PER- CENT	No.	PER- CENT	No.	PER- CENT	No.	PER- CENT
1	931	0	931	3.4	39	15.3	1	4.4	0	0.0	0	0.0
2	1,536	0	1,536	5.6	15	5.9	2	8.2	0	0.0	0	0.0
3	514	0	514	1.9	16	2.4	0	0.0	0	0.0	0	0.0
4	1,016	882	1,898	6.9	16	6.3	0	0.0	4	4.1	8	7.1
5	1,282	76	1,358	5.0	2	0.8	0	0.0	0	0.0	1	0.9
6	2,205	0	2,205	8.1	16	6.3	0	0.0	0	0.0	0	0.0
7	747	1,484	2,231	8.2	30	11.8	4	16.7	21	21.7	18	16.1
8	1,272	20	1,292	4.7	9	3.5	0	0.0	0	0.0	0	0.0
9	0	144	144	0.5	1	0.4	0	0.0	0	0.0	0	0.0
10	0	1,708	1,708	6.2	14	5.5	6	25.0	8	8.2	2	1.8
11	0	2,460	2,460	9.0	18	7.0	4	16.7	6	6.1	18	16.1
12	0	3,600	3,600	13.2	32	12.5	5	21.0	27	27.9	27	24.0
13	685	428	1,113	4.1	12	4.7	0	0.0	27	27.9	31	27.7
14	423	0	423	1.6	9	3.5	0	0.0	1	1.0	5	4.5
15	1,074	0	1,074	3.9	8	3.1	0	0.0	0	0.0	1	0.9
16	1,652	0	1,652	6.1	7	2.7	2	8.3	3	3.1	0	0.0
17	567	0	567	2.1	4	1.6	0	0.0	0	0.0	1	0.9
18	1,260	0	1,260	4.6	9	3.5	0	0.0	0	0.0	0	0.0
19	728	0	728	2.7	6	2.4	0	0.0	0	0.0	0	0.0
20	231	0	231	0.9	0	0.0	0	0.0	0	0.0	0	0.0
21	350	0	350	1.3	2	0.8	0	0.0	0	0.0	0	0.0
	16,473	10,802	27,275	100.0	255	100.0	24	100.0	97	100.0	112	100.0
												100.0

1) SOURCE: PRELIMINARY LAND DEVELOPMENT PLAN (ESTIMATE EXCLUDES INSTITUTIONAL POPULATION)

2) SOURCE: WILSON FIRE DEPARTMENT

3) SOURCE: WILSON COUNTY HEALTH DEPARTMENT

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